

In pursuance of the provision of clause (3) of Article 348 of the constitution of India, the Governor is pleased to order the publication of the following English translation of notification no. 24/VII-A-2/2022 for general information

11 डिसेंबर - 2020

**Government of Uttarakhand**  
**Industrial Development Section-2**  
**No-VII-A-2/2022/11-SIDCUL-2020**  
**DEHRADUN: Dated 07 January, 2022**

## Notification

Whereas, in order to accelerate and encourage industrial development in the State, the State Industrial Development Authority (SIDA) was constituted by notification no. 2381 / Seven-O.V.-1 / 2005-137 Industries / 2005, dated 07.07.2005 under the provisions of the Uttar Pradesh Industrial Area Development Act, 1976 .

And whereas, Unified Building Byelaws were implemented in the year 2016 as per the suggestions given under Ease of Doing Business (EoDB). At present, industrial cases are being disposed of according to the building bye-laws issued by the Housing Department for disposal of the cases of industrial building under the jurisdiction of SIDA. There has been a demand to make amendments from time to time by industrialists and industrial organizations regarding the bye-laws of the existing State Industrial Development Authority for industrial buildings under the jurisdiction of SIDA. In addition to this there has also been provided a special encouragement by the State Government to set up industries in the hilly areas, in order to which there is a need to amend the industrial building construction bye-laws.

Now therefore, In relation to the Uttarakhand General Industrial Control Regulation-2020 (UGIDCR) approved in the 16th board meeting of SIDA, the Governor, in exercise of powers conferred by section 8 and 9 of the Uttar Pradesh Industrial Area Development Act, 1976 after due consideration is pleased to give approval to make the Uttarakhand General Industrial Development Control Regulations, 2022 (UGIDCR-2022).

  
(Amit Singh Negi)  
Secretary

**No.: 25 (1)/ VII-A-2/2022/11-SIIDCUL/2020, dated, 07 JAN-2022**

**Copy sent to the following for information and necessary action:-**

1. Additional Chief Secretary, Hon'ble Chief Minister, Uttarakhand.
2. Principal Private Secretary, Hon'ble Industrial Development Minister, Govt. of Uttarakhand.
3. All Principal Private Secretaries, Hon'ble Ministers of Govt. of Uttarakhand.
4. Principal Private Secretary-Chief Secretary Govt. of Uttarakhand.
5. All Additional Chief Secretaries/Principal Secretaries/Secretaries, Govt. of Uttarakhand.
6. Secretary, Council of Ministers, Govt. of Uttarakhand.
7. Commissioner, Garhwal and Kumaon Division.
8. All Head of the Department/ Head of the Office, Uttarakhand.
9. All DMs, Uttarakhand.
10. Director General/ Commissioner Industries, Directorate of Industry, Dehradun.
11. Director Industries, Directorate of Industry, Dehradun.
12. Managing Director, SIIDCUL, Dehradun.
13. Chief Executive Officer, SIDA
14. To the Additional Director, Government Press, Roorkee-Haridwar with the instruction to publish 200 copies of the said Government Office Memorandum in the upcoming Government Gazette.
15. Guard File.

**By Order,**

  
**(Umesh Narain Pandey)**  
**Additional Secretary**

**Uttarakhand General Industrial  
Development Control  
Regulations – 2022  
(UGIDCR-2022)**



**STATE INDUSTRIAL DEVELOPMENT  
AUTHORITY OF UTTARAKHAND**

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In pursuance of the provision of clause (3) of Article 348 of the constitution of India, the Governor is pleased to order the publication of the following English translation of notification no..... dated .....for general information

## **General Industrial Development Control Regulations 2022**

### **CHAPTER -1 PRELIMINARY**

#### **1.1 Short title, commencement and application -**

- 1.1.1** These regulations may be called the **Uttarakhand General Industrial Development Control Regulations– 2022(UGIDCR-2022).**
- 1.1.2** **These shall come into force with effect from the date of notification.**
- 1.1.3** **Any provisions not covered by UGIDCR 2022, the latest provisions of National Building Code of India-2016, Building Bye Laws and Government Orders** issued by Housing Department, Government of Uttarakhand from time to time **and Model Building Byelaws 2016(MoUD-GOI) shall be followed.**
- 1.1.4** These regulations shall be applicable for Industrial area notified by the state government.

#### **2.0 Definitions: - In these regulations, unless the context otherwise requires,-**

- 2.1** **'Act'** means **Uttar Pradesh State Industrial Area Development Act,1976(U.P. Act No.6 of 1976 as adopted and modified by the State of Uttarakhand.**
- 2.2** **Hill area/Plain Area as defined in Building Bye Laws** issued by Housing Department, Government of Uttarakhand will be followed. However, the notified industrial area of Kotdwar will be considered in Plains. In addition areas notified in future will, if required, can be differently classified based on their geographical location and general topography.
- 2.3** **Household/Cottage Industry means.** Units having maximum 9 workers and up to 5 kw power subject to the condition that such units shall be non polluting in nature and no inflammable and hazardous material shall be stored;
- 2.4** **Micro Industry means,** such industrial units where the investment in Plant and Machinery or Equipment does not exceed one crore rupees and turnover does not exceed five crore rupees;
- 2.5** **Industry:** The Industry shall be considered as an enterprise. Use Group of different Industry types, as defined by the Directorate of Industries for seeking excise or other such exemptions, will however will classified as per the broad Use Group defined in the Building Bye Laws issued by Housing Department, Government of Uttarakhand for the purposes of approval of plans which will be according to the byelaws applicable for such specified Use Groups;
- 2.6** **'Plan' means a Master Plan/Zonal Plan/Area Development Plan/Layout Plan of the Industrial Areas notified by the State Government.**
- 2.7** Words and expressions used herein and not defined but defined in the "National Building Code of India,2016" "Building Bye -laws" issued by Housing Department, Government of Uttarakhand and "Model Building bye-laws 2016 (MoUB-GOI) shall have the meaning respectively assisted to them in these.

\* Source: State Industrial Policy, Industrial policy NCT Delhi

## CHAPTER –II

### Building Permit /Layout and Occupancy

#### 3.0 Building/Layout Permit

No person shall erect any building or carry out any development/sub division of land without obtaining a prior Building/Layout permit thereof, from the CEO or an Officer duly authorized by the CEO, SIDA for this purpose.

##### 3.01 Application for building permit –

- i) Every person who intends to erect a building within areas under SIDA's jurisdiction shall apply in the form as given at **Appendix 1**.
- ii) The application for building permit shall be accompanied by documents as mentioned in the checklist annexed in **Appendix 1**.
- iii) Such application shall not be considered until the applicant has paid the fees mentioned in Regulation no. 3.06.
- iv) In case of objections resulting in cancellation, the submission fees so paid shall not be refunded to the applicant.

**3.02** No application shall be required for the construction works as specified in Building Bye-Laws issued by the Housing department, Government of Uttarakhand, provided they do not violate any of the provisions regarding General Building Requirements, Structural Stability and 'Fire and Life Safety' as specified in the National Building Code of India-2016.

##### 3.03 Information accompanying application for building permits:

**(I) Site plan:** As per information/specifications mentioned in the Building Bye Laws issued by the Housing department, Government of Uttarakhand..

**(II) Building Plans:** As per information/specifications mentioned in the Building Bye Laws issued by the Housing department, Government of Uttarakhand..

##### 3.04 Site plans shall be drawn to the following scales:

| Site size                                | Scale  |
|--|--------|
| Upto 0.1 hectare Not less than           | 1:200  |
| Above 0.1 hectare-1hectare Not less than | 1:500  |
| More than 1 hectare Not less than        | 1:1000 |

**3.04.01 Notation for colouring of plans:** As specified in Building Bye Laws issued by the Housing department, Government of Uttarakhand.

##### 3.05 Development of Industrial Layout/Park/Estate

###### 3.05.01 Application for Layout/Park/Estate permit

The applicant will submit an application on the prescribed form given in **Appendix 14**

###### 3.05.02 The documents to be submitted with the application:

- 3.05.02.01** Satisfactory documentary legal evidence of the owner's right to develop the Industrial Estate.
- 3.05.02.02** Copy of land map showing the area and measurements of the land on Which Owner proposes to develop along with attestation of required documents by concerned authority.
- 3.05.02.03** Documentary proof of title of land.
- 3.05.02.04** Certificate of undertaking from:
- a)** Person holding project management responsibility on form given in Appendix 2(A)
  - b)** Architect/Planner on form given in Appendix 2(B)
- 3.05.02.05** N.O.C, from Pollution Control Board.
- 3.05.02.06** Topographical Map of Area
- 3.05.02.07** Layout/site plan on scale:  
1 : 500 (for area upto 10 Hectares).  
1 : 1000 (for area above 10 Hectares).  
The plan will show the details given in Appendix 15.
- 3.05.02.08** Environment Impact Assessment.
- 3.05.02.09** **Detail Project Report shall also include :**
- (i)** Meteorological Data.
  - (ii)** Soil Investigation, ground and underground exploration.
  - (iii)** Regional Plan/Master Plan, of the whole area as applicable.
  - (iv)** Industrial linkage of the proposed estate with existing industries, markets, raw-material sources and existing man-power source.
  - (v)** Infrastructure – Existing & Proposed:
    - (a)** Common Infrastructure – Roads, Power, Water, Drainage, Transport (Parking, loading & unloading, forward agencies, warehousing etc), Street lighting etc.
    - (b)** Environment Infrastructure- Effluent Disposal system, solid waste disposal system, Rain water harvesting system etc.
    - (c)** Community facilities – as given in **Appendix 16**
- 3.06** **Building Permit/Layout Fee, Completion/Occupancy Fee, Temporary Structures Permit Fee and calculations thereof:**
- 3.06.01** The applicant shall deposit fees as stipulated by SIDA from time to time. The present scale of fees is as follows: Building completion/occupancy fees for all type of buildings shall be @Rs.4.00 per sqm.(on covered area).

| Fee Heads   | Plains                     | Hills        |
|---|----------------------------|--------------|
| <b>MAP Application (Submission) Fee</b>   |                            |              |
| <b>Residential</b>  |                            |              |
| Single residential units  |                            |              |
| Plots upto 100 sqmt.  | Rs. 100                    | Rs. 100      |
| Plot area 101 sqmt. To 200 sqmt.  | Rs. 200                    | Rs. 200      |
| Plot area 201 sqmt. To 300 sqmt.  | Rs. 300                    | Rs. 300      |
| Plots more than 300 sqmt. (On Plot area)  | @ Rs. 2/sqmt.              | @Rs. 2/sqmt. |
| Residential layout  | Rs. 5000                   | Rs. 5000     |
| Group Housing/Tourism /Recreational   | Rs. 3000                   | Rs. 3000     |
| <b>Commercial/Commercial Layout</b>   | Rs. 5000                   | Rs. 5000     |
| <b>Office/Education/Institution/ Technological Institutes/IT/Other community facilities</b> | Rs. 3000                   | Rs. 3000     |
| <b>Industrial</b>   |                            |              |
| Single Industrial Units   |                            |              |
| Plot Area upto 500 sqmt.  | Rs. 500                    | Rs. 500      |
| Plot Area Above 500 sqmt. to 2000 sqmt.   | Rs. 1000                   | Rs. 1000     |
| Plot Area Above 2000 sqmt. to 4000 sqmt.  | Rs. 2000                   | Rs. 2000     |
| Plot Area Above 4000 sqmt.  | Rs. 3000                   | Rs. 3000     |
| Industrial Layout   | Rs. 6000                   | Rs. 3000     |
| <b>Transportation and Communication (On covered area)</b>                                   | Rs. 500                    | Rs. 500      |
| <b>File Re-Open Charges</b>   |                            |              |
| Residential   | 50% of Map Application Fee |              |
| Commercial  | 50% of Map Application Fee |              |
| Industrial  | 50% of Map Application Fee |              |
| Other   | 30% of Map Application Fee |              |
| <b>Supervision Charges (On covered area)</b>  | @Rs. 5/sqmt.               | @Rs. 5/sqmt. |
| <b>Layout/Building Permit Fees</b>  |                            |              |
| <b>Residential</b>  |                            |              |
| Residence (On covered area)   | @Rs.5/ sqm.                | @Rs.5 /sqm.  |
| Layout (On Plot area)   | @Rs.5 /sqm.                | @Rs.5/ sqm.  |
| Group Housing/tourism Recreational (On covered area)  | @Rs.10 /sqm.               | @Rs.5/ sqm.  |
| <b>Commercial/Commercial Layout (On Plot area)</b>  | @Rs.10/ sqm.               | @Rs.10/ sqm. |
| Office/Education/Institution/Technological institutes/IT/Community (On covered area)        | @Rs.10/ sqm.               | @Rs.10/ sqm. |
| <b>Industrial</b>   |                            |              |
| Industrial Units (On covered area)  | @Rs.10/ sqm.               | @Rs.7/ sqm.  |
| Industrial Layout (On Plot area)  | @Rs.5/ sqm.                | @Rs.4/ sqm.  |
| <b>Transportation and Communication (On covered area)</b>                                   | @Rs.10/ sqm.               | @Rs.7/ sqm.  |



- 3.06.02** If the use of the buildings is changed and the proposed change of the use is permissible, then the fee in case of additions and alterations shall be calculated with reference to the use proposed.
- 3.06.03** In case of re-erection of an existing building, after demolition, fees chargeable shall be the same as for a new building.
- 3.06.04** In case of revised plans, where the proposed covered area is less or equal to the earlier sanctioned plan, the building permit fee for the revision should be one fourth of the fee charged. If the covered area is increased, then said fee for the additional area has to be charged.
- 3.06.05** The area covered in the basement and service floors shall be added in the covered area for purpose of calculation of fees.
- 3.06.06** The fee in case of buildings with principal and subsidiary occupancies, in which the fees liveable are different, then the fees for the total building scheme, shall be as per rates for individual occupancies.
- 3.06.07** The revalidation fee of a building permit shall be 10 per- cent of the original building permit fee paid with the application, if the application is made within the period of validity of the building permit. Otherwise, the process starts afresh with all fees liveable at existing rates. In case the building is under construction as per sanctioned plans and the application is made after the validity period, the revalidation fee shall be as per the prevailing building permit fee.
- 3.06.08** In case construction is carried out without issue of building permit or fees accompanying the application for building permit, a penalty shall be levied as per provision of Section 13.
- 3.06.09** In case construction is carried out without revalidation, a fee/penalty @ Rs. 20 per sqm of covered area shall be levied if all provision as per byelaws are complied with.
- 3.06.10** An affidavit on Rs. 10 stamp paper, duly notarized, shall be submitted by applicant that all malba during construction shall be kept within the plot.
- 3.06.11** If rectification of all objections is not done even after two objection letters issued by SIDA, Rs. 500 shall be levied towards site visit fees for each subsequent visit.
- 3.06.12** The applicant shall deposit 25% of the building permit fees for temporary structures (other than labour hutments) as per individual use of the structure. Labour hutment fees shall be Rs. 0.25 per sqm. of covered area.
- 3.06.13** Water, Sewer and other service connection charges shall be paid as levied by SIDA Board.
- 3.06.14** The SIDA Board shall be empowered to revise the fees/charges

### **3.07 Withdrawal of application**

The applicant may, prior to the sanction of the maps, withdraw his application for a building construction permit and such withdrawal shall terminate all proceeding with respect to such applications but the submission fees paid shall not be refunded.

### **3.08 Scrutiny of the building construction permit**

- 3.08.01** The Authorized Officer of SIDA shall verify or cause to be verified the facts given in the application for permit, and enclosures. The title of the land shall also be verified. All documents submitted with the plans should be self-attested by the owner and Architect/Authorized Technical person.
- 3.08.02** For lay out plan and all buildings and temporary structures, the Technical Persons shall provide all necessary information including

provisions of fire safety requirements, public convenience, safety provisions and other relevant laws and provisions as per Factories Act. Technical Persons shall also be responsible for implementation of all other provisions as per Building Regulations, Planning and Development Directions, National Building Code, ISI codes and such other provisions as required by SIDA from time to time.

**3.08.03** The Owner and Technical Persons shall be jointly and severely liable and they have to submit an indemnity bond in favour of SIDA against possible violation of Building Regulations, Planning and Development Directions and provisions of National Building Code in the form given in Appendix 5.

**3.08.04** SIDA, however reserves the right to perform test checks by scrutiny of any of the plans submitted for approval.

**3.08.05** In case of any violation, the Architect/Engineer/Town Planner shall be blacklisted in the records of SIDA for five years under intimation to Council of Architecture/ Institution of Engineers or Institution of Town Planners, India, as appropriate, and no documents/drawings under his/her signature will be acceptable to SIDA for any application.

**3.08.06** In case the Owner is found responsible, the plot may be cancelled or any other action can be taken as decided by the CEO depending upon the circumstances of each case.

### **3.09 Sanction or refusal of building construction permit-**

**3.09.01** a) Filing of the application for building construction permit duly certified by the Qualified Technical Person as per Appendix 4, has to be submitted by the applicant. The Authorized Officer shall scrutinize the building construction permit and in case objections are found during scrutiny of the plans, the same shall be rectified by the applicant. After rectification the plan will be duly sanctioned.

If any violations are found during or after the construction with respect to the sanctioned plan, the applicant shall be required to rectify the same to the satisfaction of the Authority within a period of 30 days from the date when such violations are intimated to the applicant. In case the applicant fails to comply, the Authority shall ensure compliance and the expenditure incurred in doing so shall be recovered from the applicant beforehand.

b) In exceptional circumstances, where the applicant requests additional time for removal of all or any existing structures shown in the plan as 'To be demolished' by submitting an affidavit in this regard, the competent authority may, depending on the merit of the case, consider granting 'Provisional Sanction' in such cases. The structures shown in the plan submitted for sanction in SIDA as 'To be demolished' shall have to be demolished within three months (which may be extended to maximum six months in all) from the date of issue of sanction letter and till such demolition/ removal, the sanction / approval shall be considered only as 'Provisional Sanction'.

In case such 'To be demolished' structure shown in the provisionally sanction plan is not demolished/ removed within the above stipulated time period and a photographic proof of such demolition / removal is not submitted to SIDA and is not duly verified by SIDA, the above provisional sanction shall automatically be deemed as cancelled. On the other hand if such 'To be demolished' structure are duly removed /

demolished and get dully verified by SIDA on submission of proof, the final sanction shall be granted.

- 3.09.02** Within thirty days from the receipt of the application, if refusal/objections or sanction is not granted, the applicant shall give a formal notice (within 30 days immediately after the expiry of the initial 30 days period) to the CEO regarding the same, along with a certificate of the architect in the prescribed form given in 'Appendix 10'. From the date of submission of such a notice the application for approval shall have to be disposed of by the authority within fifteen days from the date of receipt of such application, failing which the plan shall be deemed as approved and the applicant can start the development/construction on the site. But nothing herein shall be construed to authorize any person to do anything in contravention of these Regulations and Planning directions issued under Section 8 of the Uttar Pradesh Industrial Area Development Act, 1976 duly adopted and modified by the State of Uttarakhand.
- 3.09.03** In case of refusal, the CEO or the officer duly authorized by the CEO shall give reasons and quote the relevant provisions of the regulations which the plan contravenes, as far as possible in the first instance.
- 3.09.04** Once the plans have been scrutinized and objections, if any, have been pointed out, the applicant shall modify the plans to comply with the objections raised and resubmit them. If the objections remain unremoved for a period of 30 days, the permit shall be refused and the plan shall stand rejected and fee submitted shall be forfeited.
- 3.09.05** When owner submits the application for seeking the occupancy certificate without actually completing the building, inspection shall be done within 30 days from the date of application received in the office of SIDA. If during the inspection for issue of completion certificate any building is found incomplete application for occupancy shall be rejected.

**3.10 Duration of validity of a layout/building permit:**

- 3.10.01** A layout/ building permit sanctioned under these regulations shall remain valid for the period specified in the lease deed conditions or a period of maximum 3 years, whichever is earlier. The Completion Certificate has to be submitted within the sanctioned period. However, the duration of validity can be extended every year for a maximum period of 3 years, provided that such extension is applied before the expiry of sanctioned period and that it does not violate the period otherwise specified in the lease deed. In cases where the sanctioned construction/ development has not been completed on site within the above extended period the applicant has to apply as afresh and the permission for such further time extension shall be considered for one year and which can be extended every year for a maximum period of three years. In special cases or category of cases, depending on the nature of formalities remaining unfulfilled, the CEO or the officer duly authorized by the CEO may extend this period for submission of completion certificate as he may deem fit. The nature of such formalities and period for extension may be specified by a general order or guideline issued by the CEO or the officer duly authorized by the CEO. In case where part completion/occupancy has been taken, the validity period of the layout/building permit shall remain unchanged.

- 3.10.02            Validity of a building permit for a temporary structure shall be for the sanctioned period or the period specified in the lease deed conditions. Temporary structures shall be removed immediately after the construction of the building is over and before seeking occupancy certificate.
- 3.10.03            After the lapse of the validity period the applicant is liable to remove all such temporary structures and certificate shall be granted only after the removal of the same.
- 3.10.04            Information of commencement of development works to be given to the sanctioning authority.

**3.11    Additions or alterations during construction:**

If any additions or alterations from the sanctioned plans are intended to be made, permission of the CEO or the officer duly authorized by the CEO shall be obtained in writing before the proposed additions/alterations are carried out. It shall be incumbent upon the applicant, to whom a building permit has been sanctioned, to submit amended plans for such additions or alterations. The provisions relating to an application for permit shall also apply to such amended plans as per 3.09.01 and 3.09.02.

**3.12    Cancellation of permit for building activity:**

At any time after the permit has been sanctioned to proceed with any building activity, if the CEO or the officer duly authorized by the CEO finds that such permit was sanctioned in consequence of any material misrepresentation or fraudulent statement contained in the application given or the information furnished or concealment of facts the CEO or the officer duly authorized by the CEO may, after giving reasonable opportunity to the applicant of being heard, cancel such permit and any work done there under, shall be deemed to have been done without permit. The Technical Persons found responsible for the same may be blacklisted and debarred from practicing in area under SIDA jurisdiction for 3 years, after an opportunity of hearing is given to the applicant.

**3.13    Work to be carried out in accordance with Zoning Regulations, Layout/Building Regulations and Directions:**

Granting of permit, approval of drawings and specification and inspection made by the SIDA during erection of the building shall in no way relieve the Owner of such buildings from full responsibility for carrying out works in accordance with the requirements of Regulations of Area development Plan, Building Regulations and/or Planning Directions. In case any violations are found during construction or after completion, the owner shall be required to rectify the same to the satisfaction of the CEO or the officer duly authorized by the CEO within a period of 15 days from the time such violations are intimated to the owner.

**3.14    Documents at site:**

The following documents are to be kept at site during the construction of the buildings and for such a period thereafter as required by SIDA:

- i)        Copy of building permit.
- ii)      Copy of approved drawings.
- iii)     Copy of approved layout, in case where the plot in question is part of approved layout

The CEO may authorise any person to enter into or upon any building or land with or without assistants or workmen for the purpose of:

- a) Making any enquiry, inspection, measurement or survey or taking levels of such land or building.
- b) Examining works under construction.
- c) Ascertaining whether any land is being or has been developed which is in contravention of the master or zonal plan or any such approved plan or Regulations.
- d) Any other activity necessary for efficient administration or compliance of the Regulations.

### 3.15 **Notice for issue of Occupancy Certificate -**

Every Owner shall have to submit an application to SIDA regarding completion of works described in the building permit as per Appendix 7, accompanied by the documents mentioned therein.

### 3.16 **Occupancy/Completion certificate necessary for occupation/release of guarantee money-**

No building erected, re-erected, shall be occupied in whole or part until Occupancy Certificate is issued by the SIDA in the Form given in Appendix -12. Provided that if the SIDA fails to issue the Occupancy Certificate or send any intimation showing his inability to issue such a certificate within 60 days from the date of receipt of application for Occupancy Certificate, an intimation to this effect may be sent to SIDA by the owner for occupying the building. After the completion of the above 60 days period, the applicant may give a notice in this regard. SIDA shall dispose the application within fifteen days from the date of receipt of such application, failing which the plan shall be deemed as approved. But nothing herein shall be construed to authorize any person to do anything in contravention of these Regulations and Planning directions issued under Section 8 & 9 of the Uttar Pradesh State Industrial Area Development Act, 1976 duly adopted and modified by the State of Uttarakhand.

In case of residential/industrial layout/township, guarantee money will be released only after seeking completion certificate

In case objections are intimated by the CEO or the officer duly authorized by the CEO showing inability to issue Occupancy/Completion certificate, the owner shall take necessary action to remove the objections. If the objections remain un-removed for a period of 01 month from the date of intimation, the application for issue of occupancy/completion certificate shall automatically stand rejected and the CEO or the officer duly authorized by the CEO shall take suitable action for removal of unauthorized construction. Thereafter, the applicant has to apply afresh with fee for Occupancy/Completion certificate and in such cases time extension shall not be permitted.

### 3.17 **'Unsafe building'\* -**

An unsafe building shall be considered to constitute danger to public safety, hygiene and sanitation and shall be restored by repair/retrofitting or to be demolished or dealt with as otherwise directed by the CEO or the officer duly authorized by the CEO.

3.18 **‘Unauthorized development’\*-**

In case of unauthorized development, the CEO or the officer duly authorized by the CEO shall —

- i) Take suitable action against such unauthorized construction as provided in the Act
- ii) Take suitable action against the technical person concerned.

3.19 **‘Temporary occupation’\*-**

Where the CEO or the officer duly authorized by the CEO on the certificate of the technical personnel, is satisfied that the temporary occupation of a building or any portion thereof before its completion does not adversely affect public welfare, may permit temporary occupation in the Form given in Appendix-12A of such building or portion thereof, as the case may be, for such period as he deems fit.

## CHAPTER –III GENERAL REQUIREMENTS

### 4. Group Housing –

The building parameters related to the group housing shall be the same as provided in Building Bye-Laws issued by the Housing department, Government of Uttarakhand.

### Building Parameters;

### 5. Single Residential units (other than group housing), Multiple Units.

The building parameters related to the Single Residential buildings and multiple units shall be same as provided in Building Bye-Laws issued by the Housing department, Government of Uttarakhand.

### 6. Buildings Other than Residential and Industrial Buildings

The building parameters for Buildings, other than Residential and Industrial, shall be same as provided in Building Bye laws issued by Housing Department, Government of Uttarakhand.

### 7. Industrial Buildings

#### 7.1 Industrial Buildings (other than household/cottage, micro industries)

#### a) Minimum Approach Road (in meters)

- (1) The minimum width of the approach road shall be as follows:

|                         | Plain Area | Hilly Area |
|-------------------------|------------|------------|
| (I) Industrial units    | 15.0 m*    | 7.5 m.     |
| (II) Industrial estates | 18.0 m**   | 9.0m.      |

\*In cases where the distance from a 15 m wide road is 500 m or less, the width of the approach road can be 12 m.

\*\*In cases where the distance from a 18 m wide road is 500 m or less, the width of the approach road can be 15 m.

#### b) Minimum Plot area

|                                 | Plain Area | Hilly Area |
|---------------------------------|------------|------------|
| (I) Industrial units            | 300sqm.    | 200sqm.    |
| (II) Flatted Industry           | 1000sqm.   | 500sqm.    |
| (III) Industrial Estates/Parks  | 30Acre     | 2Acre      |
| (IV) IT Park/Biotechnology Park | 5Acre      | 2Acre      |

#### c) Minimum Plot width

10mts. (For plain Area)

6mts. (For hilly Area)

Note: Provision related to *Frontage to Depth* ratio of the plot, as defined in Bye laws issued by the Housing Department, Government of Uttarakhand, shall not be mandatory for all categories of industrial plots.

**(2) Setbacks:**

| Area Of Plot (Sq. mt.)      | Required Minimum Setback (mt.) |      |         |         |            |      |         |         |
|-----------------------------|--------------------------------|------|---------|---------|------------|------|---------|---------|
|                             | Plain Areas                    |      |         |         | Hill Areas |      |         |         |
|                             | Front                          | Back | Side -1 | Side -2 | Front      | Back | Side -1 | Side -2 |
| Upto 300                    | 3.0                            | 2.0  | 2.5     | -       | 3          | 2    | 1.5     | -       |
| 301 to 600                  | 4.0                            | 3.0  | 3.5     | -       | 3.5        | 3    | 3       | -       |
| 601 to 1200                 | 5.0                            | 3.0  | 3.5     | 2       | 4          | 3    | 3       | 2       |
| 1201 to 2400                | 7.5                            | 5.5  | 4.5     | 3       | 6          | 4    | 4       | 3       |
| 2401 to 5000                | 9.0                            | 6.5  | 5.5     | 5       | 7.5        | 5.5  | 5       | 5       |
| 5001 to 10000               | 12                             | 7.5  | 6.5     | 6.5     | 9          | 6.5  | 6       | 6       |
| 10001 to 30000              | 18                             | 9.0  | 7.5     | 7.5     | 12         | 7.5  | 6.5     | 6.5     |
| Above 30,000 upto 6.0 Hect. | 20                             | 12   | 9       | 9       | 18         | 9    | 7.5     | 7.5     |
| Above 6.0 Hect.             | 25                             | 15   | 12      | 12      | 20         | 12   | 9       | 9       |

Note:

1. The above set backs are for buildings up to 12m height.
2. For buildings above 12m and up to 15m height, the minimum set backs on all sides shall be 5m or set back as mentioned above, whichever is higher, shall be required. Furthermore, for every increase of 3m (or part thereof) in building height, an additional 1m increase in set back or setbacks as mentioned above, whichever is higher, shall be required.

**(3) Ground Coverage and FAR (Floor Area Ratio)**

| Plot Area (Sq. mt.)   | Plain Area               |                         |                             | Hill Area                |                         |                             |
|-----------------------|--------------------------|-------------------------|-----------------------------|--------------------------|-------------------------|-----------------------------|
|                       | Max. Ground Coverage (%) | Permissible F.A.R       |                             | Max. ground Coverage (%) | Permissible F.A.R       |                             |
|                       |                          | Within Municipal Limits | Outside of Municipal Limits |                          | Within Municipal Limits | Outside of Municipal Limits |
| Upto 300              | 65                       | 1.2                     | 1.5                         | 65                       | 1.2                     | 1.3                         |
| 301 to 600            | 60                       | 1.3                     | 1.6                         | 60                       | 1.5                     | 1.5                         |
| 601 to 1200           | 60                       | 1.5                     | 1.6                         | 60                       | 1.6                     | 1.6                         |
| 1201 to 2400          | 60                       | 1.6                     | 1.6                         | 60                       | 1.6                     | 1.6                         |
| 2401 to 5000          | 60                       | 1.6                     | 1.6                         | 60                       | 1.6                     | 1.6                         |
| 5001 to 10000         | 55                       | 1.6                     | 1.6                         | 55                       | 1.6                     | 1.6                         |
| 10001 to 30000        | 55                       | 1.6                     | 1.6                         | 55                       | 1.6                     | 1.6                         |
| 30000 to 6.0 Hectares | 55                       | 1.6                     | 1.6                         | 55                       | 1.6                     | 1.6                         |
| Above 6.0 Hectares    | 55                       | 1.6                     | 1.6                         | 55                       | 1.6                     | 1.6                         |

**(4) For IT Industries in IT Park or in Industrial Area:**

- 1) Maximum Ground Coverage : 55%
- 2) F.A.R : 2.4 (subject to maximum permissible height/no. of permissible floors in Hills)
- 3) Set Backs : As per of 7.1(2)
- 4) Parking : As provided in Building Bye-Laws issued by the Housing Department, Government of Uttarakhand.

**7.2 Household/Cottage, Micro Industries:**



Plots classified under Household/Cottage, Micro Industry must be a part of an approved layout, where common parking facilities, services and other infrastructure have to be provided as per norms given below.

|                          |                 |
|--------------------------|-----------------|
| 1. Plot size             | 80sqm to 300sqm |
| 2. Minimum width of plot | 6m              |
| 3. Ground coverage       | 65%             |
| 4. F.A.R.                | 1.20            |

#### 7.02.1 Set Backs:

| S.no. | Plot Area             | Front set back | Rear set back | Side1 | Side2 |
|-------|-----------------------|----------------|---------------|-------|-------|
| 1.    | Up to 100sqm          | 3.00           | -             | -     | -     |
| 2     | Above 100 upto 300sqm | 3.00           | 1.5           | 1.5   | -     |

**7.02.02 Maximum Height of Building :** 8m

#### 7.02.03 Minimum road width

|                  |   |    |
|------------------|---|----|
| <b>In Plains</b> | : | 9m |
| <b>In Hills*</b> | : | 6m |

\* In case where the site abuts on a road which is less than 6m wide but is within a distance of 50 m from a wider motorable/ PWD road, the width of the PWD road will be considered as the approach road to the site.

#### 7.02.04 Parking

- I. Minimum 1 parking space (2.75m x 5.00m) is required for plot size up to 100 sqm..
- II. Minimum 2 parking space (@2.75m x 5.00m/parking space) is required for plot size above 100 sqm upto 200 sqm.
- III. Minimum 3 parking space (@2.75m x 5.00m/parking space) is required for plot size above 200sqm upto 300 sqm.
- IV. For plots more than 300 sqm, parking requirement shall be as per 11.03 of this regulation.

#### 7.03 Flatted Industrial Units:

|                                       | Plain Area        | Hilly Area     |
|---------------------------------------|-------------------|----------------|
| I. Minimum Plot Area :                | 2000 sqm.(Plains) | 500sqm.(Hills) |
| II. Minimum Road Width                | 12 m              | 7.5m           |
| III. Minimum height of one floor      | 4.5 m             | 3.66m          |
| IV. Maximum Ground Coverage           | 40%               | 50%            |
| V. FAR :                              | 1.75              | 1.50           |
| VI. Set back: As per clause 07.01 (2) |                   |                |

\*Maximum height of building: As provided in Building Bye Laws issued by the Housing department, Government of Uttarakhand.

#### 7.04 Special Requirements for Industrial Buildings

**7.4.01** The relevant provisions contained in the Factory Act, 1948 shall apply in the construction of factory buildings. The minimum height of the workrooms shall not be less than 4.5 m. measured from the floor level to the lowest point in the ceiling provided that this shall not be intended for storage, godowns and the like purposes. Such work rooms occupied by workers shall be for the purposes of manufacturing.

For factories and flatted factories, employing less than 50 workers for purposes of manufacturing and carrying on class of manufacturing, the minimum height of workrooms shall be 3.66m.

**7.4.02** Requirements of water supply, drainage and sanitary installation shall be as per Table 5.14 (Sanitation requirements for factories) given in 5.4 (Plumbing services) of Annexure '2' in Building Bye laws issued by Housing Department, Government of Uttarakhand, but in no case less than one W.C. and one urinal shall be permitted.

**7.4.03** The Effluent Disposed i.e. Solid Waste / E-Waste/ Industrial Waste Management/ Disposal from industries (industrial and biological in nature) shall be treated and shall be of quality to the satisfaction of the concerned local bodies before letting out the same into a watercourse or municipal drains or shall connect to the CETP of that industrial estate.

**7.4.04.** Where any building permission, which has been issued by the Competent Authority before the commencement of these Regulations and where construction is in progress and has not been completed within the specified period from the date of such permission, the said permission shall be deemed to be permitted under these Regulations and shall only be eligible for re-validation there under. Furthermore, any deviation has to be viewed in the light of provisions under which plan has been sanctioned. Where the validity of permission has expired and construction has not commenced, such construction shall be governed by the provisions of these Regulations.

## **8.0 Other provisions for Industrial buildings**

### **8.01 Permissible structures in set backs**

Following construction shall be allowed in setbacks, after leaving a minimum a 3.6m wide open corridor for fire tenders.

#### **i) Guard room, Toilets, Meter room, DG shed, Time office and Watch Towers:**

No project shall be allowed outside the plot line. Maximum height of such construction shall be 3m and for watch towers maximum height shall be 15m. Based on the plot sizes as mentioned below, such construction/facilities shall be split up in desired numbers as per site conditions/minimum area requirement. The total area of such construction shall be as mentioned below in Table 1.

**Table No 1**  
**Permissible Construction and Area under setback**

| S.No. | Plot Size  | Total Area of Guard Room, Toilets, Meter Room, Time Office & Watch Tower.              |
|-------|--|--|
| 1.    | Less than 300  | 7.5 sqm.   |
| 2.    | Above 300 sqm. upto 450 sqm.                                 | 9 sqm.   |
| 3.    | Above 450 sqm. upto 2000 sqm.                                | 20 sqm.  |
| 4.    | Above 2000sqm. upto 4.00 hect.                               | 45 sqm.  |
| 5.    | Above 4 hect. upto 20 hect.                                  | 60 sqm.  |
| 6.    | Above 20hect. for each additional 20 hectare or part thereof | For every increase of 5 hectares an additional 5 sqm. area, subject to maximum 100sqm. |

- ii) Meter room.-It will be a separate room and shall be as per the norms of electricity department.
- iii) Other features as mentioned in Table 2 below are subject to Fire and Life Safety.
- iv) Open transformers without any permanent enclosure, subject to the necessary safety requirements.
- v) In specific cases, water bodies/pools and other landscape features may be permitted with approval from the CEO, provided Fire and Life Safety requirements are fulfilled.
- vi) Any other feature purely ornamental in nature may be permitted by the CEO on a case to case basis. However, such features which may form an enclosed/covered space and may be used for commercial purposes shall not be permitted.
- vii) No temporary structure shall be permitted in front/side setbacks abutting the road(s).
- viii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, E.T.P., fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains, catch – pit, gully pit, chamber, gutter and the like.
- ix) Upto 1.2 m wide projection in the form of balcony/chajja/roof/ or any form of projection will be free from FAR. More than 1.2 m wide balcony/chajja/roof/ or any form of projection will be counted in FAR

Table No 2

## Architectural features permitted in the setbacks of the plots

| S.No. | Features                                  | Description  |
|-------|---|--|
| 1.    | Decorative column                         | Columns purely decorative and not load bearing shall be permitted in setback. Such columns of any material and number in consonance with the design aesthetics shall be permitted but maximum size of each column shall not exceed 300 mm x 300mm. |
| 2.    | Buttresses:                               | Buttresses, any number in consonance with the design aesthetics shall be permitted up to maximum width of 750mm in setback.  |
| 3.    | Mouldings, cornices & murals:             | Murals, moulding and cornices if provided along/under any projection shall be permitted up to a maximum width 150 mm over and above the maximum permissible dimensions of a projection or a canopy.  |
| 4.    | Planters and sun control devices:         | Projection in form of planter, cantilevered fins, egg crates and other sun control devices shall be permitted in setback up to maximum width of 750 mm. Maximum depths of such planters shall not exceed 600mm.                                    |
| 5.    | Jali:                                     | Jali of any material shall be permitted over projections which are primarily meant to cover window AC units and dessert coolers. Maximum width of such jalties shall not be more than 75mm.  |
| 6     | Casing/enclosure to cover rain water pipe | Casing/enclosure to cover rain water pipe of any material shall be permitted in setback up to depth of maximum 250 mm and maximum width of 600 mm.   |
| 7.    | Bands                                     | Vertical perimeter bands may be permitted over chajjas and canopies projections for architectural reasons upto 500mm in height.  |

**8.02 Construction included in F.A.R computation:** As per Building Bye Laws issued by Housing department, Government of Uttarakhand.

- 8.03 Construction excluded in F.A.R computation:** As per Building Bye Laws issued by Housing department, Government of Uttarakhand.
- 8.04 Construction of Basement:** As per Building Bye Laws issued by Housing department, Government of Uttarakhand. For construction of a basement, Indemnity Bond, as given in Appendix '13', is mandatory.
- 8.05 Service Floor:** For all industry categories, service floor, having a maximum height of 2.4m from floor to ceiling, shall be permitted. The height of such a service floor will be exempted from building height and F A R. However, in Pharmaceutical Industry and all such specific industry categories, where the provision of service floor is mandatory by the competent agency/institution, more than one service floor shall be permitted and exempted from F A R. Such additional service floors shall however be accounted for in the calculation of total building height.
- 8.06 Common Amenities:**  
**2% of prescribed total covered area and not less than minimum habitable room size/width may be provided for Rest Room/Retiring Room.**  
 Any other utilities as decided by CEO depending on merits.
- 8.07 Provision of Canopy:**

**Table No 3 (Area under Canopy/Pergola on building.)**

**(I) For Industrial buildings on plots**

| S.N. | Plot size (sqm.)       | Max Area under Canopy         |
|------|------------------------|-------------------------------|
| 1.   | Above 200 to upto 300  | 12 sqm (only in side setback) |
| 2.   | Above 300 upto 500     | 25 sqm                        |
| 3.   | Above 500 upto 2000    | 40 sqm                        |
| 4.   | Above 2000 upto 4000   | 55 sqm                        |
| 5.   | Above 4000 upto 10000  | 70 sqm                        |
| 6.   | Above 10000 upto 20000 | 85 sqm                        |
| 7.   | Above 20000 upto 40000 | 100 sqm                       |

Note: Canopy will be permitted in setbacks provided the maximum width/radius of the canopy is 1.8 m and such construction shall not exceed half of the permissible setback and subject to Fire and Life safety norms.

**8.08 Minimum requirements for Sanction/Completion/Occupancy:**

1. Minimum area required for completion shall be as per the lease deed or as mentioned in the project report at the time of allotment or phasing plan approved by the CEO/SIDA. Such area requirement shall be 25% of maximum permissible F.A.R., with provisions of a functional toilet / bath and kitchen.
2. Provision of following items in buildings shall be mandatory for issue of completion certificate:
  - (i) Flooring.
  - (ii) Electrical wiring.
  - (iii) Number plate and illumination board as per direction issued from time to time.
  - (iv) Plumbing, CP fittings and fixtures.
  - (v) Parking and landscaping.
  - (vi) Boundary wall and gates.

- (vii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the window panes shall not be mandatory.
- (viii) No overall violation should be there in the buildings or site, at the time of issue of occupancy certificate.
- (ix) Any other special provisions mentioned in the lease deed, Fire and Life Safety and all such provisions otherwise mandatory.
- (x) After completion of project, all temporary structures shall be removed. In case if any special clause is mentioned in the lease deed or MOU, then the requirement mentioned in the same shall be applicable.

#### **9.0 Overriding clauses**

- 9.01** Notwithstanding anything contained in these regulations, SIDA may, where it considers expedient to do so and having regard to the special features of a particular Zone, the width of road abutting any building and the Development plan of the area, permit such ground coverage, building height and set-back of a building or a group of buildings as it thinks fit, subject to structural stability and Fire and Life Safety. However, no change in the proposed road width and land use as defined in the Plan will be considered.
- 9.02** No habitable space shall have a floor to floor height of less than 3 m in industrial building.
- 9.03** Provision for day lighting and ventilation have to conform to National Building Code of India-2016, Volume 2, Part 8, Section-1, 'Lighting and Natural Ventilation'.

#### **10.0 GENERAL REQUIREMENTS**

- 10.01 Distance from Electric lines-**  
The norms shall be applicable as per National Building Code of India-2016.
- 10.02 Fire and Life Safety requirements**  
Building shall be so planned, designed and constructed so as to ensure fire safety and this shall be done in accordance with Part IV 'Fire Protection' of the National Building Code of India-2016, Volume-1 as amended from time to time.
- 10.03 Structural Design**  
The structural design of any item of masonry, timber, plain concrete and steel in a building shall be in accordance with Part VI 'Structural Design', of National Building Code of India-2016 or as prevalent building laws at the time of execution of the works.
- 10.04 Quality of Material and Workmanship:**  
All materials and workmanship shall be of good quality conforming generally to accepted standards of Indian Standards Specifications and Codes as included in Part 5 'Building Materials' and Part 7 'Construction Management, Practices and Safety', of National Building Code of India- 2016 , Volume 2 as amended from time to time.
- 10.05 Building Services:**  
The planning, design and execution of electrical installations, air-conditioning and heating, installation of lifts and escalators in a building shall be in accordance with Part VIII Building Services, of National Building Code of India 2016 , Volume 2 as amended from time to time.

**10.06 Plumbing:**

The planning design, construction and installation and requirement of water supply, drainage and sanitation, solid waste management and gas supply system in building shall be in accordance with the Part 9 'Plumbing Services', of National Building Code of India 2016, Volume 2 and as amended from time to time.

**10.07 Sanitary Fittings:**

- (1) Subject to the provisions of any law in force, the sanitary fittings and installations in buildings shall be in accordance with the provisions of National Building Code of India-2016 and as amended from time to time.
- (2) Every factory building shall be provided with such latrines and urinals as may be prescribed, or under the provisions of the Factories Act 1948 as amended from time to time.

**10.08 Structural Safety for Natural Hazard Protection:** Shall be applicable as per National Building Code of India-2016.**10.09 Provisions for Accessibility in Built Environment for Elders and Persons with Disabilities:** Shall be applicable as per National Building Code of India-2016.**10.10 Responsibility:**

The Owner and Technical Persons shall be fully responsible for all provisions to be made in accordance to the above said provisions. A certificate to this effect shall be given as per Appendix-4.

**10.11 Rain Water Harvesting-**

For water conservation and increasing level of ground water, all plots more than or equal to 500 sqm. shall have to construct Rain Water Harvesting Structures (RWHS) in their premises to recharge the ground water so as to ensure that all rainwater is effectively harvested and recharged.

For rain water collection tank, provisions in Building Bye Laws issued by Housing Department, Government of Uttarakhand shall be followed.

The detailed proposal of the system comprising collection, conveyance and dispersion of rain-water harvesting, well/ tube well shall have to be shown on the building plan submitted for approval.

Provision should be made not to inject contaminated water into recharge structures in industrial areas and care is to be taken to keep such structures away from sewer lines, septic tanks, soak pits, land fill sites and other sources of contamination. If at any point of time, it is found that contaminated water or effluent of industry is being injected into subsoil or ground water, the information of such industry shall immediately be sent to NGT, CPCB and State PCB and criminal proceedings as per law against such industry will also be initiated.

An Architect/ Engineer duly engaged for supervision and execution of the construction of the building shall submit the certificate stating that the rain water harvesting system is functional at site. However, if the Architect/ Engineer is found guilty of misrepresentation of the facts, penal proceedings shall be initiated along with debarring the concerned Architect/ Engineer from practicing in SIDA area.

All the plot owners/allottees are required to intimate the concerned offices in writing about completion of RWHS. Such plots, where even on completion of other prescribed norms, the RWH System has not been completed, will be treated as unutilized and CTO will not be issued.

However in certain specific areas where the underground water level is higher and RWHS is not affected, such provisions can be exempted on case to case basis

#### 10.12 Energy Conservation/ Solar Energy Harnessing-

A condition should be mentioned in the building approval letter for compliance of Energy Conservation Building Code (ECBC). That if the proposed conditioned area is more than 500 sqm, in that situation the NOC from Uttarakhand Renewable Energy Development Agency (UREDA) is mandatory, otherwise the approval shall be considered cancelled.

### 11.0 Directions

SIDA in its endeavour to develop the areas in a planned manner and to ensure the development and improvement of streetscapes and controlled urban form, has framed Urban Design guidelines regarding Built Form, Landscaping and Street Furniture as mentioned in the following section:

#### 11.01 General

i) Ramps in front of the plots shall not exceed 1.0 m. from the plot line. Excess length of the ramps shall be within the plot. All the drains under the ramp should be maintained and kept clean. Approach ramps of all types of buildings or into any premises over the storm water drains shall compulsorily be designed in the form of iron/steel/concrete grills (gratings) so as to ensure that no water from the building premises enters the road surface.

#### ii) Plinth

| S.No | Type of drains                        | Level of plinth of boundary wall and gate from top of the drain (in meters) |   |
|------|---------------------------------------|---|---|
|      |                                       | Plots abutting road of 9.0 - 12.0 m. ROW                                    | Plots abutting roads of ROW above 12.0 meters |
| 1.   | Open drains/covered pipe drains       | 0.35  | 0.50  |
| 2.   | Covered drains other than pipe drains | Same level flush with the top of the drains                                 | Same level flush with the top of the drains.  |

#### iii) Boundary Wall

| S.No. | Type of buildings | Height of boundary wall measured from plinth of the boundary wall (in meters) |                                 | Height of the gate from plinth of the boundary wall |
|-------|-------------------|---|---------------------------------|---|
|       |                   | Abutting road   | All other sides                 |   |
| 1.    | All buildings     | 2.4 m with lower solid portion of 1.5 m and upper 0.9m of jali/grill.         | 2.4 meter can be solid or grill | Minimum 2.4 meters. Maximum as approved by SIDA.    |

#### iv) ROW of the road in front of the plot in between plot line and metalled portion -

- a) Shall not be fenced.
- b) Shall be accessible whenever required.
- c) Shall be maintained levelled/dressed with grass.

- v) **Charges to be levied and other directions in estates developed by SIDA**
- a. Underground water extraction in plots where water supply is provided by SIDA, shall be allowed only during construction. In case of industrial buildings, where water supply is not provided by SIDA, quantity of water being extracted shall be checked and accordingly charges fixed by SIDA shall be payable by the allottee.
  - b. The water tax, sewerage tax, effluent tax etc. levied by SIDA will be paid as per rates approved by SIDA & revised from time to time.
  - c. The water charges, sewerage charges, effluent charges will be charges as per the rate approved by SIDA & revised from time to time.
  - d. Stacking of building material shall be done at a place specified by SIDA for the purpose and in such a way so as not to obstruct any road or storm water drain in any manner. After completion of the work, the allottee shall clear the space used for the purpose and keep the patri portion levelled and dressed.
  - e. During the course of construction no tree/shrub on road shall be damaged and if it so happens, the allottee shall be liable to pay the cost incurred by SIDA in replacing the same at the time of completion.
  - f. The facade of the building facing the road shall be maintained in a neat condition. White-washing/paint/any other external finish, if not of permanent nature, shall be done at such interval as directed by SIDA.
  - g. The location, number and design of display boards shall be as directed and approved by SIDA from time to time.
  - h. A maximum of three sign boards on sites selected by SIDA shall be installed in the estate for each industrial, group housing, commercial or institutional unit and a consolidated rental payment (as decided by SIDA from time to time) for five years shall have to be made initially. After five years, approval has to be taken again and rental can be revised.
  - i. If any of the above clauses are not followed by the allottees the work will be completed by SIDA and the expenditure incurred in doing so shall be recovered from the said allottee.

#### 11.02 Landscaping.

- i) Shall be applicable as per Building Bye Laws issued by Housing department, Government of Uttarakhand to ensure replenishing ground water level by providing soft ground/ surfaces. In areas where the ground water level is high, proper surface run off should be ensured through effective drainage system into the storm water drains.
- ii) In every industrial plot, 25% of total set-back area shall be planted with trees subject to Fire and Life Safety norms.
- iii) In smaller industrial plot of area less than 600 sqm provision of landscape area shall not be mandatory subject to effective drainage system into the storm water drains.

#### 11.03 Parking, Loading And Unloading provisions for Industrial Buildings:

##### Parking Area

Parking area shall be calculated as per the Building Bye Laws issued by Housing department, Government of Uttarakhand and based on following Equivalent Car Space (ECS). Area under covered parking which is otherwise included in the FAR shall also be accounted for in the calculation of parking ECS (based on FAR).

|                 | Plains   | Hills    |
|-----------------|----------|----------|
| Industrial Unit | 0.75 ECS | 0.60 ECS |



Minimum 70% of the total required area shall be for 4 wheelers for which the minimum width shall be 2.75m and length should not be less than 5.0 m.  
Maximum 30% of the total required area shall be for 2 wheelers for which the minimum width shall be 2.0m and length should not be less than 1.2 m.

**Loading Unloading area:**

In buildings of mercantile (commercial), industrial and storage type, in addition to the parking spaces provided, a space at the rate of 3.5 m × 7.5 m, shall be provided for loading and unloading activities, for each 1000 sqm of floor area or fraction thereof.

For parking calculations a minimum distance of 3.6 m around the building shall be kept free from any parking, loading or unloading spaces subject to the provisions of Part 4 'Fire and Life Safety' of the National Building Code of India-2016.

Note: In the rear and side setbacks, where 3.6m wide passage for fire tender movement is not mandatory, a minimum width of 2.0m for two wheeler parking shall be permitted after leaving a minimum 1.5m wide passage from the building line.

**12. Development of Industrial Layout/Park/Estates**

**12.01 Site Requirements**

**12.01.01 Land use pattern-**

The following land use pattern shall be followed:

- (I) For single industrial units of more than 6.0 hect. area.
- (II) Industrial campus, IT parks, Software Technology Park

| Area under different Land Use                | upto 20 hect*. | >20 Hect upto 50 hect. | >50 Hect | *<br>In |
|--|----------------|------------------------|----------|---------|
| <b>Industrial Area*</b>                      | Max 65%        | Max 69%                | Max 68%  |         |
| <b>Residential Area</b>                      | Max 4 %        | Max 6 %                | Max 6 %  |         |
| <b>Commercial Area</b>                       | Max 1 %        | Max 2 %                | Max 2 %  |         |
| <b>Transportation and Communication Area</b> | Min 25%        | Min 20%                | Min 20%  |         |
| <b>Public-Semi Public Area**</b>             | Min 1 %        | Min 1 %                | Min 2 %  |         |
| <b>Organised Parks and Plantation Area</b>   | Min 9%         | Min 10%                | Min 10%  |         |

standalone industrial plots having area 6 hectare & more the above land use pattern is mandatory.

\*\*Subject to minimum area required as per norms.

**Under land use classification, following activities/purposes shall be admissible-**

- (i) **Industrial area-** Related and ancillary activities of industrial units, industrial plots(or all industry types), flatted industrial units (with godown), IT and ITES Industries.
- (ii) **Residential Area-**
  - For labour residence, a minimum 60% of net residential area shall be essentially for affordable/labour housing classified under EWS, LIG and LMIG category as defined in the Building Bye Laws issued by Housing Department, Government of

Uttarakhand. These residences shall be allotted essentially during the service period of employed labour/maintenance/security staff of the industry.

- Maximum 40% of net residential area shall be permissible for residence of management/ technical/engineering cadre/class of employees of the industry.
- (iii) **Commercial area-** Public shops and local sector market, petrol pump, guest house/budget hotel, transit hostel, lodge/rest house, service and repair shops, telecommunication facilities/telephone exchange etc.
- (iv) **Transportation and Communications-** Roads, Parking area, Loading-Unloading areas, Pedestrian Pathways, Bicycle tracks, Weighbridge, Bus stops and the like.
- (v) **Public-Semi Public area-**
  - **Public Facilities:-** Fire Station, Police Station/Chauki, Hospital, Dispensary, Clinic Government Guest House, Night shelter, Kindergarten, Child care, Canteen, Club, Community Centre etc.
  - **Utilities:-** Electric substations, fire fighting, Water tank, Treatment plant etc. and ancillary facilities.

Note: The use group falling within the above land use classification shall be as defined in the Building Bye Laws issued by Housing Department, Government of Uttarakhand.

**12.01.02 In industrial development layouts, landscape plan, having following provisions, shall be necessary -**

- (i) In part of total open area 125 trees per hectare. Shall be planted and which shall be developed as a park, greenery/green belt etc. the minimum 50% of open area shall be covered with trees.
- (ii) The minimum average width of open space shall be 10 meter and minimum 3 meter from plot /building line.
- (iii) In Industrial campuses/industrial units of more than 6.0 hectare plot area, a 15.0 meter wide green belt on all sides shall be mandatorily developed.
- (iv) In plots ranging from 1.0 hectare to 6.0 hectare, tree plantation shall be mandatory in half of the width of setback.
- (v) Minimum 10 meter wide tree covered space shall be left necessarily as a buffer zone between Industrial and Non Industrial Use Zones. If the buffer is in the form of Road, a minimum of 3 meters wide green belt in the form of tree plantation shall be required.

**12.01.03 No permit for development of land will be granted in case of following conditions:**

- (i) If the proposed land-use of the land in question does not correspond to the land-use/activities permissible in the said use in the Plan.
- (ii) If the construction of any building within the estate is for religious purpose , which in the opinion of SIDA will offend the religions sentiments of persons inhabiting the neighbourhood.
- (iii) If the proposed use may, in the opinion of SIDA, is a potential source of public nuisance or to peace and tranquillity of the neighbourhood.

**12.01.04 Norms and standards for Transportation- (For plains)**

- (a) The roads in Industrial estate can be classified as:

(i) **Arterial Road:** It is a peripheral road surrounding an industrial estate, having fast moving traffic, with very little cross traffic and minimum intersection. No direct access to an industrial plot and On-Road Parking shall be permitted along such roads. The minimum distance between intersections shall be at least 500 m.

**(ii) Collector Road:** It is a road with commercial/other activities on one side only. It is open to a variety of through traffic with direct access but with no standing vehicle and having high cross traffic. The minimum distance between intersections shall be at least 300 m.

**(iii) Service Road:** It is an internal circulation road for collection and distribution of traffic to and from local access roads and also for providing access to Arterial and Collector roads, having free frontage access but no parked vehicles. The minimum distance between intersections shall be at least 150 m.

**(iv) Access Road:** Roads having free access to abutting properties with necessary provision for parking and pedestrian movement.

The width and length for different categories of roads shall be as follows.

| S.No. | Category       | Min. ROW | Carriageway | Max. length |
|-------|----------------|----------|-------------|-------------|
| 1.    | Access Roads*  | 12 m     | 6m          | 200m        |
|       |                | 15m.     | 7m          | 500m        |
| 2.    | Service Road*  | 18m.     | 11m         | 1500m       |
| 3.    | Collector Road | 24m.     | 12m         | No limit    |
| 4.    | Arterial Road  | 30m.     | 14m         | No limit    |

\*Sewer on one side only.

#### 12.01.05 **Guarantee money (Security money)**

The applicant developer shall submit detailed estimates and drawings of infrastructure facilities, to comply with environmental laws and related provisions. The applicant developer shall deposit 25% amount of the total estimated cost of infrastructure as security money in the form of bank guarantee in favour of C.E.O. SIDA which shall remain valid till the completion of proposed infrastructure. However SIIDCUL or any other government agency will be exempted from guarantee money.

**12.02** In all existing layouts (industrial estates) developed/approved by the competent authority in the past, the area of the layouts and subdivided plots therein, the approach road width and other building parameters, as defined in the layout plan, will be applicable.

## CHAPTER –IV

### Guiding Principles for Composition of Offences

#### 13.0 Guiding Principles for Composition of Offences

**13.01** Any act by the occupier that contravenes any provisions of UP State Industrial Area Development Act 1976 (UP Act No-VI of 1976) as modified and adopted by Government of Uttarakhand, provisions under this regulation or any directions issued by authority under section 8 of the Act shall be an offence under these regulations.

**13.02** Offences committed on the plots/land parcels in the Industrial Development Area as described in the above mentioned point 13.1 may be compounded by the Authority in accordance with the section 12 of Act 1976 to be read along with section 32 of UP Urban Planning and Development Act 1973 (Duly Amended as Uttarakhand Town and Country Planning and Development Act 2013).

**13.03** The authority shall consider the following before issuance of permission/rejection for compounding of Offences of Unauthorized construction/ Development works as specified under clause 13.01:

- (a) Location of unauthorized construction/ development work as per Clause 13.01 and its effect on structural stability and lighting/ventilation and privacy of neighbouring buildings and neighbouring plots.
- (b) Whether the construction of building are beyond the permissible limits and its effect/impact on nearby properties and existing infrastructure.
- (c) Whether the permission for compounding of offences for unauthorized construction as specified under Clause 13.01 has been rejected earlier and if so the justification for such compounding.
- (d) Whether the unauthorized construction as specified under Clause 13.01 violates the existing building line in the area and its effect on neighbouring buildings/plots.
- (e) Whether the construction is affected by Road-side Land Control Act. If so, the necessary permissions from the competent Authority have been obtained.

**13.04 Following offences shall not be compounded:**

- (a) Construction in contravention to the prescribed land-use in lay-out plan, development plan/ deemed development plan of Industrial development areas.
- (b) Construction on the land reserved for public and semi-public utilities, parks, green belt, and network services such as roads, railway lines, bus stands, parking, public toilets, footpath, power substation etc.
- (c) Constructions that are not regularized by the Authority/ State Government which are not in accordance to the provisions of this regulation.
- (d) Construction in Government or Public Lands for which permission from the competent Authority has not been obtained.
- (e) Construction on the lands where the ownership is disputed.
- (f) Construction within the area reserved for Stilt Floor and Parking spaces.
- (g) Construction within the prescribed front open space/ Projection on public land, roads and in setbacks (beyond the prescribed limits).
- (h) If the construction on the first and additional floors above it exceeds the sanctioned/compounded construction on the side and rear open spaces(setbacks) at the ground floor.
- (i) If the FAR of the construction exceeds the permissible FAR by more than 20%.

- (j) If the construction exceeding the permissible height of a building by more than 1.5m.
- (k) If the Construction has been done without obtaining necessary No Objection Certificate from competent authorities like Fire Department, Pollution Control Board etc.
- (l) Construction within the Heritage Zone, Civil Aviation Zone, Monument zone or any other area for which a prohibitory order has been issued by the competent authority and in the buildings which violate the norms of the maximum building heights.
- (m) Construction without making arrangement for prescribed parking space.
- (n) Construction without making arrangement of rain-harvesting system where ever necessary.
- (o) Construction on the land shown as pond/water bodies, river, naala in the lay-out plan/ development plan/ deemed development plan/revenue records.

**13.05** When development/construction has been carried out without obtaining prior permission of the CEO or the officer duly authorized by the CEO, or when permission has been obtained but development/construction, which though as per bye laws, is not in accordance with the sanctioned plan, the offence may be compounded after charging the composition fee at the following rates:

- |     |  |   |
|-----|--|---|
| (a) | Development of land  | @Rs. 100 per sqm of the area under development.                             |
| (b) | Erection, re-erection, addition or alteration or a building. | @Rs. 200 per sqm of the covered area erected, re-erected, added or altered. |
| (c) | Construction of boundary wall.                               | @Rs. 100 per running metre.   |

**13.06** When development/construction has been carried out without obtaining prior permission of the CEO or the officer duly authorized by the CEO, or when permission has been obtained but development/construction is neither as per bye laws nor in accordance with the sanctioned plan, the offence may be compounded after charging the composition fee at the following rates:

- |     |                     |  |
|-----|---------------------|--|
| (a) | Development of site | @Rs 200 per sqm of the Area under development. |
|-----|---------------------|--|

(This composition fee shall be in addition to the development charges leviable as above mentioned point 13 of GIDCR-2022 or provisions in prevailing byelaws cost of development recoverable under any other provision of this GIDCR-2022 or bye-laws.)

- |     |   |   |
|-----|---|---|
| (b) | Construction within Side Setback<br>(maximum 20% of side set back area)                             | @Rs. 5000/- per sqm. of the covered area subject to the minimum of Rs.5,00,000/-*   |
| (c) | Construction within rear setback<br>(maximum 40% of Rear Setback area)                              | @Rs. 4000/- per sqm of the covered area subject to minimum of Rs.4,00,000/-*  |
| (d) | If the Ground Coverage is more than prescribed.<br>(maximum 10% of the permissible ground coverage) | @Rs. 3000/- per sqm of the area exceeding the prescribed limit.   |
| (e) | If the FAR is more than prescribed .  | Upto 10% of F.A.R @Rs. 10000/- per sqm of the covered area, above 10% but below 20% @Rs. 20,000/- per sqm, of the covered area. |

- (f) If the clear height inside the room is less than the prescribed. @Rs. 2400/- per sqm of the area of the room.
- (g) Construction of a boundary wall @Rs. 500/- per running metre.

Note\*: For single residential units/all non-residential units upto 300 sq.m. area 'minimum composition charges' as mentioned above shall not be applicable.

- 13.07** Composition fees for height exceeding permissible limit by a maximum of 1.5m shall be @Rs. 200/- per sq.m. on the covered area of the raised portion.
- 13.08** Max. compoundable height of boundary wall shall be 2.5m.
- 13.09** Composition fee for carrying out construction work without the approval from SIDA.
- |                           |   |                |
|---------------------------|---|----------------|
| Plot area upto 2000 sq.m. | – | Rs. 50,000/-   |
| Above 2000 sq.m.          | – | Rs. 1,00,000/- |
- 13.10** Composition fee for truss roof above permissible height by a maximum of 1.5m. @ Rs. 100/- sq.m on covered area of the raised portion.
- 13.11** Compounding of other setbacks:
- |                        |   |                                |
|------------------------|---|--------------------------------|
| Front setback          | : | Not permitted                  |
| Side and Rear setbacks | : | Within the permissible limits. |
- 13.12** If the development has been carried out without approval and the construction is as per bye laws, the prescribed map application fee and development charges shall also be levied in addition to the composition fees as prescribed in bye-laws for composition of offences.
- 13.13** If the offence is committed by carrying out unauthorised development and which falls in more than one category of offence indicated in the compounding bye-laws, the composition fees may be charged separately for each type of offence committed.
- 13.14** For development in and within 100 metres of the old village abadis, the rates of composition fee shall be half of those prescribed in the compounding bye-laws.
- 13.15** The rates of composition fees as laid down in the compounding bye-laws are final. However SIDA board may use it's discretion regarding the composition fees.
- 13.16** For matters not specified in the compounding bye-laws SIDA or the officer empowered for the purpose, may determine the composition fees at the rates which in his discretion are appropriate, reasonable and justified.
- 13.17** It shall be on the discretion of CEO/SIDA to permit compounding. Before permitting/compounding. The neighbour shall be given an opportunity to oppose the compounding process.

**14.0****Amalgamation of Plots****A. Permissibility**

- (i) When two or more premises/plots, adjacent to each other and part of a an approved layout, are proposed to be developed in such a way that they are amalgamated in full (and not in part)and that after amalgamation they become operational as one single premise/plot on which the proposed construction shall be based on the revised area/limits resulting from the amalgamation of the territorial limits of the erstwhile individual premises/plots.
- (ii) SIDA can effectuate proposals for amalgamation of premises/plots within the provisions of this Regulation, after approval from the Board and take necessary steps for Amendment of Plan resulting from such amalgamation as per the provisions.
- (iii) Provision of amalgamation of plots is an Enabling Provision and shall not be available to applicant as a matter of right. The Board in its discretion may permit such an amalgamation by taking into consideration factors such as regularity of shape, resultant traffic load, width of approach road and availability of other infrastructure facilities/services, parking requirement etc. In the area.

**B. Conditions of Amalgamation**

- (i) Only industrial plots for which Lease Deed has been executed and registered shall be considered.
- (ii) All such industrial plots that are proposed for amalgamation have to be contiguous with each other (laterally in a row or back to back in column) and no other property (public/private/leased) should lie in between the premises/plots in question. Such subdivided premises/plots can be amalgamated only in the framework of the boundaries of the original premises/plots. However, where specific direction has been issued by a court of law, partial amalgamation of plots/premises may be considered
- (iii) On approval of the proposal for amalgamation of plots, amalgamated plot may be considered as one single plot for the purpose of Ground Coverage, FAR and Setback as per the building regulations in force. In situations where the setback, ground coverage and F A R limits of the existing structures (within the erstwhile smaller plots) exceeds permissible limits otherwise prescribed for the amalgamated plot size/area, such deviation (including deviation in front set back and/or deviation beyond compoundable limits) can be considered for compounding only after in principle approval from the board and at such rates as decided by it. In such cases the Layout plan also has to be amended accordingly.
- (iv) The use of the amalgamated premise/plot shall be the same as specified for the erstwhile un-amalgamated premises/plots.
- (v) After amalgamation, the applicant has to seek a formal approval of the building within the subdivided plot wherein all other provisions of bye laws shall be applicable.

**15.0****Sub division of Plots****A. Permissibility**

- (i) When a larger plot, which is a part of approved layout, is subdivided into smaller plots in such a way that they are within their earlier defined limits and the resultant area is not less than the minimum required area. The proposed construction shall be based on the revised area/limits resulting from the subdivision of the territorial limits of the larger individual premises/plots.
- (ii) The Authority or the CEO can effectuate proposals for subdivision of premises/plots within the provisions of this Regulation, after approval from the Board and take

necessary steps for Amendment of Plan resulting from such subdivision as per the provisions.

- (iii) Provision of subdivision of plots is an Enabling Provision and shall not be available to applicant as a matter of right. The Board in its discretion may permit such a subdivision by taking into consideration factors such as regularity of shape, resultant traffic load, width of approach road and availability of other infrastructure facilities/services, parking requirement etc. in the area.

**B. Conditions of Subdivision**

- (i) Only industrial plots for which Lease Deed has been executed and registered shall be considered.
- (ii) All such industrial plots that are proposed for subdivision have to be contiguous with each other (laterally in a row or back to back in column) and no other property (public/private/leased) should lie in between the premises/plots in question. Such subdivided premises/plots shall strictly be within the framework of the boundaries of the original premises/plot. However, where specific direction has been issued by a court of law, partial subdivision of plots/premises may be considered provided such subdivision should have the required minimum plot area as per regulation.
- (iii) On approval of the proposal for subdivision of plots, subdivided plot may be considered as one single plot for the purpose of Ground Coverage, FAR and Setback as per the building regulations in force. In situations where the setback, ground coverage and FAR limits of the existing structures (within the subdivided plots) exceeds permissible limits otherwise prescribed for such plot size/area, such deviation (including deviation in front set back and/or deviation beyond compoundable limits) can be considered for compounding only after in principle approval from SIDA Board and at such rates as decided by it. In such cases the Layout plan also has to be amended accordingly.
- (iv) The use of the subdivided premise/plot shall be the same as specified for the erstwhile premises/plots.
- (v) After subdivision, the applicant has to seek a formal approval of the building within the subdivided plot wherein all other provisions of bye laws shall be applicable.

**16.0 Procedure for revision of layout plans resulting from plot amalgamation and subdivision.**

As per requirement of industries from time to time, revision in the already approved layouts of Industrial Estates/Parks/Area of SHDCUL or any other Private Developer with regard to Merger/ Sub-division and inter-changeability of vacant plots (within permissible activity and without changing the proposed land uses), change in plot dimensions/ plot areas, internal roads & related industries, can be done by SHDCUL or Private developer subject to the compliance of following conditions:

- (i) Revision of layout in terms of changes resulting from Merger/ Sub-division of vacant plots, change in plot dimensions or plot areas, internal roads and related industries shall not violate the minimum and maximum required limits provided in the relevant clauses of General Industrial Development Control Regulations 2022(GIDCR-2022).
- (ii) SHDCUL/ Private Developer shall submit the proposal of revised layout to SIDA which will take due cognizance of the same as per extant byelaws. In case of objections from SIDA regarding violations, the same has to be communicated to SHDCUL/ Private developer within maximum 15 days, of receiving revised layout, failing which it shall be deemed as NOC from SIDA. However, the deemed NOC will not relieve the applicant from its obligations in case of violation of byelaws in the revised layout submitted by the applicant.



**17.0 Relaxation in Regulations/ Building Byelaws**

All relaxations shall be given by the State Government. However, following relaxations, while citing reasons for the same, can be considered on a case to case basis to be decided at the level of SIDA Board

- (i) Relaxation upto a maximum limit of 10% of the minimum required plot frontage, subject to Fire Safety.
- (ii) Review of compounding charges can be considered on a case to case basis.

**18.0**

- (i) The Authority may assign duties and responsibilities to the officials/staff of SIDA for the performance of its functions.
- (ii) The CEO SIDA may delegate/assign his duties to the officers/staff of SIDA for the performance of the functions of the Authority.
- (iii) The CEO SIDA may seek assistance from SHDCUL/Department of Industries or District Administration of the district, including Police to assist in carrying out the functions of the Authority.

**19.0**

The Risk based classification of the building under high, medium and low risk category and inspection procedures shall be as per provisions as mentioned in Govt. Order No. 837@v&2&2016&127¼vk0½@15 Vh0 lh0 dated 03/june/2016 passed by Housing Department of Uttarakhand which is incorporated under Annexure - 07.

**Annexure 7 — Risk Based Classification of Buildings**

The purpose of these guidelines is to provide building certifiers with guidance on how to meet their responsibilities for sufficient inspections. Guidelines for the inspection of building work will not only help ensure safe community Outcomes through higher levels of statutory compliance of buildings, but Will also encourage accountability among building industry practitioners

The Risk Based Classification for Buildings has been prepared as below includes several components like:

- a. Classifying and Assessing Buildings - Building classifications and assessments are important for determining the frequency and scope of inspections, Not all buildings face the same risks, Thus risk evaluation requires holistic approach, and understanding the risks associated with different types of buildings is essential for successful risk-based inspections,, Hence the Buildings have been divided into High Risk, Medium Risk and Low Risk based on various parameters like Fire Safety, Height of the Buildings, Experience of design and building team, Floor area, Vulnerability to Natural Disasters and Slope.
- b. Identifying who will conduct inspections Risk-based classification of Buildings that has been introduced has been tied to the Inspection Mechanisms and clearly identify the body which will conduct which type of inspection at what stage of the buildings These inspections clearly outline the body who will be responsible for ensuring that buildings are constructed according to safety standards,
- c. Identifying the responsibilities of those authorities —The 'identified inspecting body have clearly defined qualifications, competence/functions and responsibilities in the bye laws and

additionally, necessary mechanisms have been put in place in the bye laws to ensure strict compliance from the inspecting bodies / professionals.

Building certifiers are required to undertake sufficient inspections of buildings at stages at which the building development approval states the work must be inspected. In practice, this means that a building certifier is required to take a holistic view of a building rather than just consider a single aspect, such as structural adequacy.

A risk matrix forms part of the guidelines and complements the risk-based approach to inspections.

**Risk Matrix on Various Parameters**

| Parameters                                 |        | Risk Level  |  |   |
|--|--------|---|--|---|
|  |        | Low risk  | Medium risk  | High risk   |
| Building Classification                    |        | Low hazard occupancies as defined in NBC-2005, Part-4, Annex-B & non-assembly buildings   | Moderate hazard occupancies as defined in NBC-2005, Part-4, Annex-B & open assembly buildings  | High hazard occupancies as defined in NBC-2005, Part-4 annex-B & closed assembly buildings  |
| Heights                                    | Plains | Buildings upto 9.0 meters height  | More than 9.0 meters above ground upto 21.0 metres height  | More than 21.0 metres in height   |
|  | Hills  | Buildings upto 7.5 meters height  | More than 7.5 meters above ground upto 9.0 meters height   | More than 9.0 metres in height  |
| Floor Area                                 |        | Covered area on each floor less than 350 sq.mt. of all non-residential buildings & all residential buildings                            | Covered area on each floor more than 350 sq. mt. and less than 500 sq. mt. of all non-residential buildings  | Covered area on each floor more than 500 sq. mt. of all non-residential buildings   |
| Slope                                      |        | Less than or equal to 10 degrees  | Greater than 10 degrees & less than 26.5 degrees   | 26.5 degrees and above  |
| Experience of the Design and Building Team |        | Practitioners designing and constructing the building have been involved with more than 3 (three) buildings of the same classification. | Practitioners designing and constructing the building have been involved with, and completed, fewer than 3(three) buildings of the same classification | Practitioners designing and constructing the building have no previous experience relating to the proposed classification or building type. |

All the parameters shall be assessed separately to classify the building low, medium or high risk in that particular parameter and the overall risk category of the building will be determined on the basis of the highest risk category for any parameter. The inspections shall be done specifically for the identified risk nature.

In addition to the above Risk Based Classification, the concerned Authority will further determine whether the location of plot is faced by any of the known risks in terms of Natural Disasters like flood, bushfire, earthquake zone 4/5, landslide, contaminated land, cyclone, landslide, avalanche, Soil liquefaction etc. and take necessary corrective action to reduce such risks by either requesting modification from the application in their submitted building plan or rejecting the Application, in case the incidence of any such risk is very high.

**Timelines of Clearances (NOCs) from Various Agencies**

| Sl. No.  | Type of approval  | Approving Authority                  | Stage Of project                           | Normal Duration (Days) | Reduced Duration (Days) | Activity Sequence |
|----------|---|--------------------------------------|--|------------------------|-------------------------|-------------------|
| A        | Intimation of Disapproval (IoD)                                     | Development Authority/ Municipality  | Pre-construction                           | 30                     | 5                       | Start Activity    |
| B        | Building plan Approval  | Development Authority / Municipality | pre-construction                           | 30-60                  | 50/15*                  | Following A       |
| C        | Road Access   | NHAI/PWD                             | Pre-construction                           | 30-60                  | 5                       | Following B       |
| D        | Ancient Monument Approval   | Archaeological Survey of India ASI   | pre-construction                           | 30-60                  | 5                       | Following B       |
| E        | Environment Clearance   | Ministry of Environment              | Pre-construction                           | 180                    | Only for large project  | Following B       |
| F        | Bore well Registration Certificate                                  | Central Ground Water Authority       | Pre-construction                           | 15                     | 5                       | Following B       |
| G        | Fire Fighting Scheme Approval                                       | Fire Department                      | pre-construction                           | 30                     | 15                      | Following B       |
| H        | AAI Height NOC  | Civil Aviation Department            | pre-construction                           | 30-60                  | 10                      | Following B       |
| I        | Defence Clearance   | Ministry of Defence                  | pre-construction                           | 180                    | 10                      | Following B       |
| J        | Building Permit Issue (All NOCs)                                    | Development Authority/ Municipality  | pre-construction                           |                        | 1                       | Max of After C-1  |
| SUBTOTAL |   |                                      |  |                        | 26 (MAX)                |                   |
| K        | Electric Substation NOC (Substation / Transformers in the building) | Electricity Distribution Authority   | During construction                        | 15                     | 5                       | After J           |
| L        | Damp Proof Certificate (On Site)                                    | Development Authority                | During construction                        | 7                      | 3                       | After J           |
| M        | Pollution Clearance   | State Pollution Control Board        | During construction                        | 30-60                  | 5                       | After K           |
| N        | Construction complete   |                                      | Time depends on the project Scale and Size |                        |                         |                   |
| O        | Building  | Empanelled                           | Post-                                      | -                      | -                       | After N           |

|   |  |                                     |                   |    |    |         |
|---|--|-------------------------------------|-------------------|----|----|---------|
|   | Completion Certificate                 | Architect                           | Construction      |    |    |         |
| P | Service Plan Clearance and Connections | Service Department/ Parastatals     | Post-Construction | 30 | 10 | After O |
| Q | Occupancy Certificate                  | Development Authority/ Municipality | Post-Construction | 15 | 2  | After P |

**Explanatory Notes:**

1. The above Table and Chart indicates that the processes after the applicant applies for building approval with clear land title and possession of land. Hence, clearances related to CLU and Land Title has not been considered.
2. The table illustrates the duration of clearances obtained in Norma/ course and suggests the reduced duration of 26 days (Pre- Construction) if the Approving Authority adopts online sanctions.
3. Clearances indicated at S Nos. C-1 are concurrent with applications at the pre-construction stages, wherein their process of approval can be taken up simultaneously.
4. Clearances indicated at S Nos. K-M are concurrent with applications during-construction stage, wherein their process of approval can be taken up simultaneously.
5. S.NO. P has to be linked with S No. O, once applicant receives the Completion Certificate, service plan clearances and connections would be deemed to be sanctioned.

**Inspections Basis the Risk Based Classification**

| Name Of Inspection                                 | Time of inspection            | Risk Category Of Building  |  |  |
|--|-------------------------------|--|--|--|
|  |                               | Low  | Medium   | High   |
| Preliminary Inspection (as per sanctioned drawing) | At completion Of plinth level | Self-inspection and Certification by Supervision Engineer or Architect | Self-inspection and Certification by Supervision Engineer or Architect | By Sanctioning Authority   |
| Intermediate Inspection                            | Completion of <=15mt height   | Not required   | Third party Inspection by empanelled Structural Engineer               | Third party Inspection by empanelled Structural Engineer   |
| Final Inspection                                   | At Building Completion        | By Sanctioning Authority   | By Sanctioning Authority, Fire Dept. and any other line departments*   | Joint Inspection- Third party inspection by empanelled Structural Engineer along with Sanctioning Authority, Fire Dept. and any other line department* |

|                            |  |  |   |  |
|----------------------------|--|--|---|--|
| Surprise Inspection        | At any time  | Not required   | Minimum One Inspection by Sanctioning Authority | Minimum Two inspections by Sanctioning Authority |
| Complaint Based Inspection | At anytime   | Whenever. complaint is received by the Sanctioning Authority |   |  |
| Periodic Occupancy         | After obtaining  | Not required   | Once after Every 5 years                        | Once after Every 3 years                         |
| Renewal Certificate        | Occupancy certificate (by Fire Dept. & Sanctioning Authority regarding mock drills etc.) |  |   |  |

(Amit Singh Negi)  
Secretary

**APPENDIX 1****Form for first application to erect, re-erect, demolish or to make material alteration in any Place in a building**

**To,  
The CEO,  
State Industrial Development Authority of Uttarakhand (SIDA)  
Dehradun.**

Sir,

I intend to erect/re-erect/demolish or to make material alteration in the building on Plot No.....in Estate .....in Sector.....in accordance with the GIDCR-2020 and Building Bye Laws issued by Housing department, Government of Uttarakhand. and I enclose herewith the documents duly signed by me as per checklist annexed to this application.

I request that the construction may be approved and permission accorded to me to execute the work.

Signature of the applicant

Name of applicant (in Block letters).

Address of the applicant:

Dated:-

**NOTE**

Strike out which is not applicable

**CHECKLIST 1A Permanent Buildings**

- i) Ownership documents/ copies of allotment letter/ possession certificate/ the lease deed (transfer deed in case of transfer), and dimension plan (key plan) issued by the SIDA.
- ii) Application to erect, re-erect, demolish or to make material alteration in a building Appendix 1
- iii) (a) Certificate of Undertaking by person holding Project Management Responsibility Appendix 2A  
(b) Certificate prescribed in Appendix 2B by the Technical person.
- iv) Structural design certificate from the Structural Engineers as per Appendix 3
- v) Certificate for Hazard safety as per Appendix 4
- vi) Indemnity bond as per Appendix 5 on Rs. 100/-stamp paper duly attested by a Notary.
- vii) Photocopy of the registration of the licensed technical person as per Appendix 11 duly authenticated with plot No. for which it is submitted.
- viii) Photocopy of receipt of development fees deposited
- ix) Three copies of drawings duly signed by the Licensed Technical Person and Owner, Site Plan and Building Plan.
- x) Two copies of the drawings giving details of provisions for fire safety, security as per National building Code.
- xi) Approval from the competent authority in case of Hazardous buildings.
- xii) Soft copies of the drawings with documents.

## CHECKLIST 1B Temporary Structures

- i) Ownership documents, copies of allotment letter (transfer letter in case of transfer) possession certificate, lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority.
- ii) Form for first application to erect, re-erect, demolish or to make material alteration in a building Appendix I
- iii) Certificate prescribed in Appendix 2
- iv) Certificate for sanction of Building Plan/Layout Plan as per Appendix
- v) Photocopy of the registration of the licensed technical person as per Appendix 12 duly authenticated with Plot No. for which it is submitted.
- vi) Photocopy of receipt of fees deposited
- vii) Three copies of drawings (one cloth mounted) signed by the Licensed Technical person and Owner.

## APPENDIX 2(A)

**CERTIFICATE OF UNDERTAKING BY PERSON HOLDING PROJECT  
MANAGEMENT RESPONSIBILITY**

**To,**  
**The CEO**  
**State Industrial Development Authority of Uttaranchal (SIDA)**  
**Dehra Dun.**

Ref : Proposed work of

.....  
 (Title of the work)

on Plot No. .... Sector .....

at village .....

Block .....

Owner: .....

Address: .....

.....

Tele. No.: .....

I hereby certify that the Project Management Responsibility for the above mentioned development is held by me/us.

I shall be responsible for the quality assurance procedure: obtain development permission from Competent Authority; obtain Occupancy Certificate from the Competent authority and in case of any change in his/her status as the Person Holding Project Management Responsibility.

I am fully conversant with the provisions of the Regulations, which are in force and shall fulfil my responsibilities under the same.

Name: ..... Signature:

Address: ..... Date:

.....

.....

Tele. No.: .....



## APPENDIX 2(B)

## CERTIFICATE OF UNDERTAKING BY ARCHITECT/PLANNER

To,  
**The CEO**  
**State Industrial Development Authority of Uttaranchal (SIDA)**  
**Dehra Dun.**

Ref: Proposed work of .....  
 (Title of the work)

On Plot No.: .....

At Village: .....

Block:.....

Owner:- Name- .....

Address: .....

Telephone No.: .....

I hereby certify that I was appointed as the Architect, to prepare the plans and all other drawings for buildings on above plot. These have been prepared and signed by me according to GIDCR-2020(SIDA) and Building Bye Laws issued by the Housing department, Government of Uttarakhand.

Name: ..... Signature:

Address: ..... Reg. No.: ..... Dated: .....

..... Tel. No.: .....

Enclosure- Photo-copy of the certificate of Council of Architecture/ Member of Institute of Planner

**The above undertaking is forwarded to the Competent Authority by:**

Signature: ..... Date:

.....  
 Name: .....

(PERSON HOLDING PROJECT MANAGEMENT RESPONSIBILITY/OWNER)

## APPENDIX 3

## CERTIFICATE OF UNDERTAKING BY STRUCTURAL ENGINEER

To,  
**The CEO**  
**State Industrial Development Authority of Uttarakhand (SIDA)**  
**Dehra Dun.**

Ref: Proposed work of.....  
 (Title of the work)

On Plot No. .... Sector.....

At village .....

Block.....

Owner: .....

Address: .....

Tele. No.:..... I hereby certify  
 that I am appointed as the Structural Engineer to Design the structure and prepare the structural drawings of  
 buildings on above plot which I have prepared according to GIDCR-2020(SIDA) and Building Bye Laws  
 issued by the Housing department, Government of Uttarakhand, and signed.

I also certify that the structures have been designed as Earthquake Resistant Buildings as per  
 National Building Code and all relevant IS codes including following codes-

- (i) IS. 456:2000-Plain and Reinforced concrete code of Practice.
- (ii) IS. 1893:1984- Criteria for Earthquake Resistant Design of Structures
- (iii) IS.13920-1993- Ductile details of Reinforced concrete structures subjected to seismic Forces-code of Practice
- (iv) IS.4326-1993-Earthquake Resistant Design and construction of Buildings-code of Practice.

Name:.....Signature:

Address:.....Membership No.:.....Date:.....

.....Tel.No.:.....

Enclosure - Photo-copy of the certificate of B.E & certificate of empanelment

**The above undertaking is forwarded to the Competent Authority by:**

Signature: ..... Date:

Name:.....

(PERSON HOLDING PROJECT MANAGEMENT RESPONSIBILITY/OWNER)

## APPENDIX 4

## CERTIFICATE OF UNDERTAKING FOR SAFETY AGAINST HAZARDS

To,  
The CEO  
State Industrial Development Authority of Uttaranchal (SIDA)  
Dehradun.

Ref: Proposed work of .....  
(Title of the work)

On Plot No. ....Sector.....

At village .....

Block .....

Owner: .....

Address: .....

.....

.....

Tele. No.: .....

Certified that the Hazardous building plans & drawings submitted for approval are according to requirements as stipulated under Building Regulations and all regulations of concerning authorities.

Signature of  
Architect .....

Signature of the  
Structural Engineer:.....

Date:.....

Date:.....

Name:.....

Name:.....

Address:.....

Address:.....

Reg.No.

Membership No.

Format of Appendix-05, to be printed on non-judicial stamp paper of Rs. 100 duly notarized.

#### APPENDIX 5

Indemnity Bond In consideration of the State Industrial Development Authority of Uttarakhand, Dehradun, a body constituted by Govt. of Uttarakhand vide its Gazette Notification no 2381/VIID-1-2005-137 UDYOG /2005 , dated July ,2005 (hereinafter referred to as 'the promisee'- which expression shall unless the context does not so admit, include its successors and assigns) having sanctioned issue of completion certificate the construction of the building of the .....Building to be constructed on plot no .....Estate ..... in Sector ..... District .....on behalf of declaration submitted by Architect/Owner..... Aged .....About .....R/O .....& Architect ..... aged about .....resident of..... (Here in after called the 'promisor') which expression shall unless the context does not so admit include his/her heirs, executors, administrators representative and referred to above the promisor hereby agrees to execute this bond of Indemnity. NOW THEREFORE THIS INDEMNITY BOND WITNESSETH AS FOLLOWS

1. If the promisors commits any act or omission on the demised premises resulting in nuisance/unauthorized construction it shall be lawful for the promisee to ask the promisors to remove the nuisance unauthorized construction within a reasonable period failing which the promisor shall itself get the nuisance/unauthorized construction removed at promisors cost and charge damages form the promise during the period of subsistence of nuisance unauthorized construction.
2. All notices, orders and other documents required under the terms of the lease or under the 2005 & 2016 Of any rules or regulations made there under shall be deemed to be duly served as provided
3. All powers exercised by the promise under this bond may be exercised by the CEO of the lessor. The promisee may also authorize any of its other officers or any of the powers exercisable by it under this bond.
4. All arrears payable to promisee shall be recoverable as arrears of land revenue.
5. That we have applied and as yet not received No Objection Certificate from Pollution Control with our Project.
6. That we have requested SIDA to approve our Building plan and permit us to start construction with request that we will submit the No Objection Certificate, once it is received.
7. That I /We will not claim against SIDA anything in future due to the loss/cost suffered by us on account of failure to obtain No Objection Certificate from Pollution Control Board. I/ We confirm that SIDA does not owe any responsibility for obtaining the No Objection Certificate by us and it will not incur any liability of any nature as a consequence.
8. That we understand that failure to obtain No Objection Certificate might tantamount to cancellation of the allotment and lease of the land and SIDA owes no responsibility on this count.
9. The CEO or the promisee reserves the right to make such additions and alterations or modifications in these terms and conditions as may be considered just and expedient.
10. In the event of any dispute with regarded to the terms and conditions of the Indemnity bond the same shall be subject to the jurisdiction of District Court at..... (Where the property is situated) or the High Court of judicature at Nainital.

11. In case of any dispute, decision of CEO shall be final.

12. Architect shall in case of completion be responsible for any unauthorized construction up to one month from date of submission of documents. After one month the lessee is fully responsible for any unauthorized construction.

13. In case, the application is incomplete in any respect the same can be rejected by promisee without any prior notice /information.

14. In case. Any additional charges are levied by promise with respect to submission of document for sanction/completion the same shall be payable by promisor.

15. The drawing, documents and building (in case of completion) is as per Unified Building ByeLaws (BBL-2005 &2016).....(all as amended from time to time) and all other requirement stipulated by the promisee from time to time. In case any violation is found necessary action as deemed fit by promise may be taken. In witness where of the promisor executed this Bond of Indemnity at .....

..... On  
.....day of .....

Signature Applicant

Signature witness I

Signature Architect

Signature witness II

**APPENDIX 6****Form for Sanction or refusal of Building permit**

From:  
The CEO  
SIDA  
Dehradun.

To:  
.....  
.....  
Sir,

With reference to your application no.....dated.....for grant of permit for the erection/re-erection/material alteration/demolition in/of building on Plot No.....in Estate.....in Sector ..... in .....I have to inform you that the sanction has been ..... granted/refused by the SIDA on the following conditions for the following-

- 1.
- 2.
- 3.
- 4.

Signature

Dated.

Name of the Officer

Designation of the officer

NOTE Strike out which is not applicable.

Office Stamp.

**APPENDIX 7****Intimation of Completion**

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The  
CEO  
State Industrial Development Authority of Uttarakhand (SIDA)  
Dehra Dun.

Sir,

The work of erection/re-erection of building/development of layout as per approved plan is completed under the supervision of Architect/Engineer who has given the completion Certificate, which is enclosed herewith in the prescribed form (Appendix 8 of GIDCR-2020) certificate of Technical Person is also enclosed herewith in the prescribed form (Appendix 9 of GIDCR-2020).

We declare that the work is executed as per the provisions of the Act, GIDCR-2020 and Bye Laws issued by the Housing department, Government of Uttarakhand., to our satisfaction. We declare that the construction/development is to be used for \_\_\_\_\_ (the purpose) as per approved plan and it shall not be changed without obtaining prior written permission.

Any subsequent change from the completion drawings will be our responsibility. Occupancy certificate may kindly be issued.

Yours faithfully,

(Owner's Signature)  
Name of Owner  
Date:  
Address:

**APPENDIX 8****Certificate of Structural Safety**

(To be submitted with the application for obtaining completion certificate)

1. Certified that the completion plan of the building submitted for approval conforms to the requirements of relevant Indian Standard Codes and National Building Code in respect of Structural Safety & fire safety in general and earthquake resistance in particular.
2. All safety measures have been taken for Hazardous Buildings.
3. It is also certified that building has been constructed as per approved foundation and structural designs provided by the structural Engineer where are certified to be based on relevant Indian Standard Code and national Building code and the building is safe for occupancy.
4. Location/Address of Building.

Plot No. \_\_\_\_\_

Scheme/Colony \_\_\_\_\_

Town \_\_\_\_\_

District \_\_\_\_\_

5. Particulars of Building

1. Ground Coverage (sq mt)
2. Total covered area (sq mt)
3. Maximum Numbers of Floors above ground.

Signature of owner with date

Signature of the Engineer who had  
Supervised the construction (with  
Qualification and experience as  
Mentioned in Bye Laws issued by the  
Housing department, Government of  
Uttarakhand.)

Name (Block)..... Name (Block).....Address:

.....

Legible Seal:  
(With address)



**APPENDIX 9****Form for Completion Certificate for Building Work**

To,  
The CEO  
SIDA  
Dehradun

Sir,

I hereby certify that the development of layout/erection/re-erection/material alteration/demolition in/on building on Plot No.....in Estate.....Sector.....in .....has been supervised by me and the completion plan along with the required documents as given below in the check list are attached herewith. The plans were sanctioned vide letter no.....dated.....and the work has been completed to my best satisfaction. The development of layout/building(s) has been constructed according to the sanctioned plan and structural design which incorporate the provision of structural safety given in relevant I.S. Codes & National Building Code of India-2016.

Name of the Technical Person\_\_\_\_\_

Address of Technical Person\_\_\_\_\_

Dated:

**NOTE**---Strike out the words which are not applicable.

**CHECKLIST-**

- |       |  |
|-------|--|
| i)    | Three copies of drawings duly signed by Technical Person, and owner.   |
| ii)   | Completion fees  |
| iii)  | Valid time extension certificate, if applicable.   |
| iv)   | Photographs of the site/building from front and side setbacks.   |
| v)    | Photocopy of registration Membership certificate of technical person signing the plan and appendices.  |
| vi)   | NOC from Chief Fire Officer, wherever applicable.  |
| vii)  | NOC from Explosive Department, wherever applicable.  |
| viii) | Certificate from owner, Engineer/Architect as per Appendix 7/8/10.   |
| ix)   | Copy of receipt of fees deposited for Power Connection   |
| x)    | Copy of receipt of payment of water/sewer connection charges, Meter charges if not submitted at the time of plan approval, and any other charges as may be required by the SIDA. |
| xi)   | Soft copy of the layout/building plan & documents submitted.   |

**Note:** Soft copy of layout/building plans to also include scanned copies of all documents mentioned in Appendices 1 to 12 inclusive.

**APPENDIX 10****Certificate for Deemed Sanction of Building Plan**

(To be given by the Architect Registered with the Council of Architecture with minimum qualifications & experience given in annexure 11)

Certified that the drawings, documents submitted along with this certificate for information regarding construction on Plot .....Block.....  
Sector.....have been prepared in accordance with the provisions of General Development Control Regulations (Revised) and Directions (as amended up to date) and all other requirements stipulated by the authority from time to time.

Signature of the Architect

Registration No. ....

Address of Architect .....

.....

Enclosure:

Attested photocopy of the certificate of Council of Architecture, Building Plan and all Prescribed documents.

Date:

Place:

**APPENDIX 11****Minimum Qualifications and Experience of Technical Personnel for Preparation of Schemes for Building Permit and Supervision**

The minimum qualifications of the technical personnel and their minimum experience to carry out different jobs for building permit and supervision shall be as hereinafter indicated.

**1. ARCHITECT**

**As specified in Annexure 1 and Annexure 4 Building Bye Laws issued by Housing department, Government of Uttarakhand.**

**ENGINEER**

**As specified in Annexure 1 and Annexure 4 Building Bye Laws issued by Housing department, Government of Uttarakhand.**

**2. PLANNERS**

**As specified in Annexure 1 Building Bye Laws issued by Housing department, Government of Uttarakhand.**

**4. GROUP OR AGENCY**

When a group or agency comprising qualified Architect/Engineer/draftsman is practicing then the qualification and competence of work will be the combination of the individual qualification and competence given under paras 1, 2&3 above.

**5. STRUCTURAL ENGINEER**

**As specified in Annexure 1 and Annexure 4 Building Bye Laws issued by Housing department, Government of Uttarakhand.**

**APPENDIX 12****OCCUPANCY CERTIFICATE**

I hereby certify that the Building work & site development

.....

(brief description of nature of Building work)

With ground coverage .....sqm .....total covered area

.....sqm and having .....number of floors above ground.

On Plot No.....of Sector .....

Village .....

Block .....

Completed under the supervision of .....  
(Name of Architect/Engineer)

has been inspected by officers of SIDA and I declare that the construction & development has been carried out in accordance with the General Development Control Regulations, and the conditions stipulated in the Building permit number.....Dated.....and that Building & development work is fit for the use for which it has been permitted.

CEO  
State Industrial Development Authority of  
Uttarakhand (SIDA)

## APPENDIX – 12A

## FORM FOR TEMPORARY OCCUPANCY CERTIFICATE

From,  
The Chief Executive Officer,  
State Industrial Development Authority',  
Uttarakhand.

To

.....  
.....  
.....

Sir,

I hereby certify that the erection/re-erection/material alteration/demolition on plot No.....Sector..... completed under the supervision of..... Architect/Engineer..... has been inspected by me/officers of the Authority and declare that the building does not conform in respect of the following requirements of the ----- Regulations/Directions as amended up to date.

- 1.
- 2.
- 3.
- 4.
- 5.

However, a temporary occupancy certificate is being issued for a period of ..... subject to the condition that the above mentioned defects/discrepancies will be got corrected and a fresh completion certificate is submitted to the Chief Executive Officer for further necessary action.

Office stamp .....  
Office (communication).....  
No. ....  
Signature .....  
Name of the office.....  
Designation .....  
Dated :

Note :-- Strike out the works which are not applicable.

## APPENDIX 13

## INDEMNITY BOND FOR BASEMENT

This Indemnity Bond is executed by Shri/Smt.....  
 S/o, D/O, W/O Shri/Smt.....  
 R/O.....in favour of State Industrial Development Authority.

Whereas the executant has submitted to the concerned Authority the plans for, sanction of basement over Plot No..... under the provisions of the Act and lie bye- laws made there under:-

And whereas the concerned Authority has agreed to sanction the aforesaid construction subject to the conditions that the owner shall indemnify the concerned Authority in the event of any loss or damage being cause to the adjoining building on account of the construction of the said basement either at the time of digging of its foundations or in the course of its construction or even thereafter and also against any claim of any concern thereto.

And whereas the executant has agreed to execute an indemnity bond to the above affect and also to abide by the terms imposed by the concerned Authority to the grant of sanction for construction of the basement.

Now this deed witnesses:

1. That in consideration of the sanction of the plans by..... for construction of the basement the executant undertakes that he/she shall at all times keep.....harmless and free from any liability, loss or damages/ flowing from any injury or damage caused to the adjoining built-up properties or to any person as a consequence of the construction of at the time of digging of its foundations or during the course of its construction or at any time thereafter.

2. The owner agreed and undertakes that in the event of any claim being made by any person or persons against the concerned Authority either in respect of the sanction granted by the concerned Authority to the owner for the construction of basement or in respect of the construction or manner of construction of the basement by the owner or the consequences flowing from the said sanction the executant shall be responsible and liable and not the concerned Authority.

3. The executant agrees and undertake to indemnify the concerned Authority fully in respect of any amount which the concerned Authority may be required to pay to any person either by way of compensation or damages or on any other account as a result of any claim or suit or any other proceedings concerning the sanctioning of the construction of the basement of the making thereof and also in respect of the costs and expenses which the concerned Authority may incur on defending any action.

4 Without prejudice to the above undertaking the executant hereby binds itself to pay to the concerned Authority to the full extent any amount which the concerned Authority may be required to pay to any person in connection with, relating to or concerning the sanctioning of the basement or the making thereof.

5 The owner further agrees and undertakes that this bond shall remain in full force and effect till the executant faithfully observes/performs the undertaking herein before contained.

In witness whereof the executant above named has signed this bond on this ..... day of .....at.....

**Indemnifier**

Witness: (Signatures).....

1. Name.....

Full Address.....

(Signatures).....

2. Name.....

Full Address.....

## APPENDIX 14

Application for Development permission for Layout/Industrial Estate**To****CEO/General Manager**

State Industrial Development Authority of Uttaranchal (SIDA) / District Industries Centre

Sir,

I/We hereby apply for permission for development as described in the accompanying drawings and documents.

The Project Management Responsibility is held by me/us:

1. Name: .....  
(Owner/Owners)

OR

2. Name: .....  
(Architect/Engineer appointed by the Owner)

The persons appointed by me/us for the preparation of plans, structural design and supervision of the work area are:

1. Name: .....  
(Architect/Planner)

2. Name: .....  
(Structural Designer)

The proposed development is in conformity with the GIDCR-2020 and Bye Laws issued by the Housing department, Government of Uttarakhand. We/I shall fulfil my/our responsibilities in accordance with the provisions of the GIDCR-2020 and Building Bye Laws issued by the Housing department, Government of Uttarakhand.

.....  
Signature of Owner/Owners  
Date:

**Additional Information**

1. Owner's Name : .....
2. Mailing Address : .....
- Description of Land, village, : .....
- Revenue Survey Numbers : .....
- Final Plot No. : .....
3. What is the present use of land and : .....
- Other buildings if they are to be put : .....
- To more than one kind of use. Give : .....
- Details of each use. : .....
4. Please describe in short the : .....
- Development work stating the : .....
- Proposed use of land for the : .....
- Building. : .....
5. Is this land included in a layout : .....
- Sanctioned by the appropriate : .....
- Authority? If yes, please give: : .....
- Date of sanction and : .....
- Reference No. : .....
- If not, does any other Authority : .....
- Approve it? : .....
6. Give the name of such Authority : .....
- With date of sanction and reference : .....
- No. : .....
7. For residential use, please state the : .....
- Number of dwelling units and : .....
- Floors. : .....
8. Nature and manner of working of : .....
- Industrial/commercial establishment : .....
- in case the proposed use is for : .....
- Industry/Commerce : .....
9. What separate arrangements have : .....
- been proposed for loading and : .....
- unloading of goods from the : .....
- industrial or commercial goods : .....
- vehicle? : .....
10. What arrangements have been : .....
- Proposed for disposal of industrial : .....
- Waste effluent? : .....

Signature of Owner/Owners

.....

Date: .....



**APPENDIX 15**

Details required in Layout/Site Plan (Three Copies) for development permission of Industrial Estate. This layout plan/site plan shall be drawn to a scale of not less than 1:500 for area upto 10 Hectare and 1:1000 for area more than 10 Hectare. The plan shall show:

1. Boundaries of the plot/s, its sub divisions, position of the plot in relation to the neighbouring streets, street names/widths and direction of north point relative to the plan of building
2. Existing building, roads/street and other existing development on site.
3. The positions of the building units immediately adjoining the proposed development.
4. The area within the regular line of street not to be built upon but to be added to the street, hatched in green together with its measurements.
5. Existing physical feature such as trees, wells, drains, pipeline, high-tension line, railway line and others.
6. Location of plot proposed to be constructed with complete dimensions and means of access from the road/street and proposed new roads and streets, their levels and width, buffer zones.
7. Community facilities/utility/service buildings with proposed use.
8. Open space required as per GIDCR-2005, green buffer around proposed area for development .
9. Parking provisions as per GIDCR-2005, loading & unloading areas.
10. Land use pattern.
11. Details of existing services-water supply, sewerage and storm water.
12. Details of proposed water supply, sewerage and storm water services.
13. Location of the plot in relation to the near by public road.
14. Alignment and width of all the existing roads including the road from which the plot has access from the major road. Existing access road and proposed new road should be shown clearly and distinctly.
15. Dimensions and area of common plot, as required under these regulations provided in the layout/sub division of plot.
16. Tree-plantation required as per GIDCR-2005.
17. Lay out and details of percolating wells required for rain water harvesting.
18. Lay out of bore wells / tube wells if any.
19. Details/ layout of proposed Rainwater Harvesting System.
20. Solid waste disposal system.
21. Waste/effluent treatment & disposal system.

### Appendix 16

#### Community facilities:-

| Sl. No.     | Facilities required                          | Area of Layout Hectare | Minimum Area required per facility Hectare |
|-------------|--|------------------------|--|
| <b>I.</b>   |  |                        |  |
| 1.          | Restaurant                                   | Upto 10                | .3   |
| 2.          | Local Shopping Centre                        |                        |  |
| 3.          | Water & Electric Complant Office             |                        |  |
| <b>II.</b>  |  | Above 10 upto 50       |  |
| 1.          | Shops, Bank, Restaurant                      |                        | 0.5  |
| 2.          | Labour welfare Centre                        |                        | 0.2  |
| 3.          | Bus-stand                                    |                        | 0.2  |
| 4.          | Health Centre                                |                        | 0.4  |
| 5.          | Post & Telegraph Office                      |                        | 0.2  |
| 6.          | Electricity & Water Distribution Sub-Station |                        | 0.4  |
| <b>III.</b> |  |                        |  |
| 1.          | Local Shopping Centre, Restaurant & Bank     | Above 50               | 0.8  |
| 2.          | Labour Welfare Centre                        |                        | 0.2  |
| 3.          | Bus-Stand                                    |                        | 0.4  |
| 4.          | Post-Telegraph Office & Telephone Exchange   |                        | 0.4  |
| 5.          | Health Centre with Staff Quarters            |                        | 1.0  |
| 6.          | Petrol Pump-cum-Service Station              |                        | 0.2  |
| 7.          | Fire Station                                 |                        | 0.4  |
| 8.          | Police Station                               |                        | 0.2  |
| 9.          | Electricity & Water Distribution Sub station |                        | 0.4  |

## Appendix-17

**Specific Timelines for Services provided to investors by SIDA Authority**

| Services/<br>Designation               | Accounts<br>(Payment<br>verification), Asst.<br>Architect<br>(Document<br>verification<br>process, Land use,<br>Ownership and<br>documents, Junior<br>Engineer (Site<br>Inspection) | Assistant<br>Architect/<br>Scrutiny<br>verification | Architect<br>Avisor | GM | CEO | Internal<br>Query | Total<br>Days |
|--|---|---|---------------------|----|-----|-------------------|---------------|
| CTE                                    | 2   | 3   | 4                   | 2  | 2   | 2                 | 15            |
| CTO                                    | 3   | 3   | 3                   | 2  | 2   | 2                 | 15            |
| Addition-<br>Alteration                | 3   | 3   | 3                   | 2  | 2   | 2                 | 15            |
| Revalidation                           | 3   | 3   | 3                   | 2  | 2   | 2                 | 15            |
| Layout Plan<br>Approval                | 2   | 3   | 4                   | 2  | 2   | 2                 | 15            |
| Revision of<br>layout plan<br>Approval | 3   | 3   | 3                   | 2  | 2   | 2                 | 15            |
| Compounding                            | 3   | 3   | 3                   | 2  | 2   | 2                 | 15            |
| Part<br>Occupancy                      | 3   | 3   | 3                   | 2  | 2   | 2                 | 15            |
| Plinth<br>Inspection                   | -   | 2   | 3                   | -  | -   | 1                 | 5             |

All the figures are in number of working days.

## **REFERENCES**

1. National Building Code (NBC) – [www.sidauk.in](http://www.sidauk.in)
2. Model Building bye-laws – [www.mddaonline.in](http://www.mddaonline.in)
3. Building bye-laws- [www.sidauk.in](http://www.sidauk.in)
4. Ease of Doing Business Govt. Order- [www.sidauk.in](http://www.sidauk.in)
5. Energy Conservation Building code- [www.ureda.uk.org.in](http://www.ureda.uk.org.in)
6. General Industrial Development Control and Regulation (GIDCR-05)

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